



GRASSROOTS
REALTY GROUP

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5408 46 Avenue
Rycroft, Alberta

MLS # A2265826



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,172 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	res
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: garage

ARE YOU LOOKING FOR A NEW HOME? This 2021 home with concrete basement, and huge concrete parking pads well as a 14 x 24 garage. This beautiful home features 2 good size bedrooms, beautiful bathroom, and a laundry room on the main floor. The primary room has a 2 pc en suite. The Living room is HUGE, and is open to the dining area and kitchen. The bright beautiful, kitchen boasts tonnes of counters and cupboards, and a great island. Down stairs you find 2 very large bedrooms, and an office, also another bathroom and storage, and another huge family room. This home is ready for your family. Close to school as well. The best is that everything is only 3 yrs old