



**4535 46 Street  
Rycroft, Alberta**

**MLS # A2164553**



**\$159,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RES

**Foundation:** Wood

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Soaking Tub, Storage

**Inclusions:** N/A

This home is ready for your finishing touches! Sunny kitchen with dining area and spacious living room! Porch off the front for morning coffee! As well as a screened in deck off the dining room for entertaining and your BBQ, perfect to keep the mosquitos away! Master has his and her closets with 3 piece ensuite. Two more good sized bedrooms and main bath with tub/shower upstairs. One more bedroom down, with den and additional office space, plus roughed-in 3pc washroom with (had shower). Large entertainment area. Separate laundry and utility room; includes washer/dryer. Two car parking at front. Lots of room at off back lane for additional parking or to build a garage! Great investment opportunity or rental property!