



**4535 46 Street
Rycroft, Alberta**

MLS # A2164553



\$159,900

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|------------------|-----------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,128 sq.ft. | Age: | 1997 (27 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | RV Access/Parking | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | 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!