



**GRASSROOTS**  
REALTY GROUP

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**4608 50 Street  
Rycroft, Alberta**

**MLS # A2168077**



**\$48,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	600 sq.ft.	<b>Age:</b>	1924 (100 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Shed

Investment Alert !! This little home is the perfect property for your next flip or potential income property. This charming home has 2 bedrooms and 1 bathroom, with a large living room and open kitchen area. The home is on a beautiful lot with mature trees and a shed for storage. With a newer hot water tank and 100 amp service electrical panel, this home has a lot of potential! Call today to book your viewing before it's gone!