



**4607 48 Street  
Rycroft, Alberta**

**MLS # A2196476**



**\$59,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Metal
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Block, Wood
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	MHR
<b>Utilities:</b>	-

**Inclusions:** n/a

3 Bedroom 1 bathroom home with metal roof and 24ft x 24ft garage! Garage has a cement floor and electricity. The home has front and back enclosed sun porches, perfect for the bbq or extra entertaining space, or for the pup! Good sized living room with 12 mm laminate flooring, windows on three sides and mirror and stone feature wall. Kitchen comes with fridge, stove and lots of cupboard space. Washer and dryer are also included and are located in the kitchen closet. The Primary bedroom is an addition added in 2001, opposite the kitchen and had hookups for a wood fireplace and extra door to the back porch for morning coffee. Two more decent sized bedrooms down the hall both with closets. 4pc Bathroom has a tub/shower combo and newer vanity and toilet. The partially fenced back yard has a covered storage area and a large gate to the back lane. Call to book your viewing today! Property may be able to be mortgaged as a home, with addition.