



**4606 49 STREET**  
**Rycroft, Alberta**

**MLS # A2205554**



**\$119,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Outside, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RES
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** as is, where is

This property is situated on 2 lots in the quaint community of the Village of Rycroft. Lots of parking here or use the ample amount of space to build a garage, with the alley access on the west side. 3 bedrooms are upstairs and includes the primary with 4 pc ensuite. Lots of cupboards in the kitchen & living room has south side bay window that allows lots of natural light. Separate entrance leads to the 1 bedroom, 1 bathroom downstairs area which also has full kitchen & family room with wood burning stove. Shared laundry. Home has newer high-efficiency furnace as well other upgrades over the years. Property backs onto a playground. The "Hub of the Peace" is within the Municipal District of Spirit River, 68 km north of the City of Grande Prairie, and 8 km east of the Town of Spirit River. Rycroft is a friendly village with a relaxed and community minded atmosphere. With amenities and services for young and old alike, and a positive forward looking attitude, Rycroft is an inviting location to live, to visit, or to do business. Contact a REALTOR&reg; today for more information or to view!