

**4520 44 Street  
Rycroft, Alberta**

**MLS # GP205139**



**\$135,000**

<b>Division:</b>	Rycroft		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	1997 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached, Attached Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	residential
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	-		

**Inclusions:** -

This great property has amazing location, close to hub area, and play ground in the back. It boasts a huge yard, mature trees, and 50 ft garage with a man cave or work shop in it. The beautiful upgrades include light fixtures, paint, flooring, kitchen cabinets, counters, and sink. The family room is large, as well as the kitchen and ding area. There are 3 bedrooms, 2 baths, and main floor laundry. This could be the home you have been waiting for. It is updated, modern and beautiful. Call to view today