

4524 46 Street  
Rycroft, Alberta

MLS # A1141273



**\$220,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,126 sq.ft.	<b>Age:</b>	1986 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	res
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings, green house

This home is ready for your family to make it yours. You are greeted by beautiful hardwood stairs that lead up to modern bright living room with hardwood flooring and large east facing windows. The living room is open to the dining area, which is bright and open to the kitchen and has patio doors to a great deck. The kitchen has lots of counters and cupboards and is perfect for the large family, or for entertaining. There one large bathroom, with new sink and taps, and 3 bedrooms on the main floor, the master has an en suite, also with new sink and taps. The basement features huge family room, another bathroom, and bedroom, and an office. There is plenty of storage in this home as well. Out side you find beautiful gardens, green house, and garage. This home is perfect, has many upgrades including some windows, hot water tank, and patio doors, and has been meticulously maintained. Call to view today!