

4535 46 Street  
Rycroft, Alberta

MLS # A2076275



**\$168,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	No Animal Home, No Smoking Home, Soaking Tub, Storage		

Inclusions: N/A

NOW READY FOR IMMEDIATE POSSESSION - VACANT. Sunny kitchen with dining area and spacious living room! Porch off the front for morning coffee! As well as a screened in deck off the dining room for entertaining and your BBQ, perfect to keep the mosquitos away! Master has his and her closets with 3 piece ensuite. Two more good sized bedrooms and main bath with tub/shower upstairs. One more bedroom down, with den and additional office space, plus roughed-in 3pc washroom with (had shower). Large entertainment area. Separate laundry and utility room; includes washer/dryer. Two car parking at front. Lots of room at off back lane for additional parking or to build a garage!