

4728 53 Street
Rycroft, Alberta

MLS # A2117936



\$130,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,056 sq.ft. | Age: | 1966 (58 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Backs on to Park/Green Space | | |

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|--------------------|---------------------------------|-------------------|-----------------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Laminate, Linoleum, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Mixed | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Natural Gas Connected |
| Features: | See Remarks | | |

Inclusions: Shed, hot tub, freezer

WELCOME HOME! \$5,000 credit for new shingles! 2 bedroom home with private yard. Mature trees for park like setting; enjoy s'mores on the campfire! Two good sized bedrooms with large closets. Primary bedroom fits king bed, has double closets and sitting area. Renovated bathroom has new vanity, surround and lighting (2021). Kitchen comes with fridge, stove, dishwasher and lots of cupboard space. Dinning room fits 6 person table for family meals. Living room is large and has windows that face front of home. Back entrance has boot room and laundry area; comes with washer/dryer on main floor. Downstairs is unfinished and has been used as a games/poker room. Has lots of storage and all utilities, Furnace 1993, HWT 2017. Home comes with hot tub, fire pit and shed. Lots of room for your RV. Back lane backs on to the park with ball diamonds and playground (no rear neighbours). Motivated sellers with immediate possession available!