

**4752 52 Street  
Rycroft, Alberta**

**MLS # A2139472**



**\$95,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Smoking Home, See Remarks		

**Inclusions:** Dishwasher does not work and is original

Cozy bungalow on beautifully landscaped corner lot; many perennials, mature trees and bushes. Cover all building with workshop and garden shed included. Inside, you have a kitchen with ample cupboard space and a breakfast bar! Dining area has windows that look North. Living room is large and has the front entrance as well. Two bedrooms and a 4 pc bathroom with tub/shower combo. Main floor laundry room could also be converted back into a third bedroom or office, if desired. Back porch/boot room enters on to a large sun deck when you are ready to relax! Downstairs, you have a cold room, lots of storage and high efficiency furnace with HWT(2017). Outside, lots of parking, a partially fenced yard, raised beds, lilac bushes and gardens surround the property. Call to book your showing today!