

4403 46 Avenue  
Rycroft, Alberta

MLS # A2182903



**\$319,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Garden, Gazebo, Landscaped, Low Maintenance Land		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas
<b>Floors:</b>	Hardwood, Laminate, Parquet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Metal Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Jetted Tub, Pantry, Vinyl Windows, Wired for Sound

<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	res
<b>Utilities:</b>	-

**Inclusions:** Gazebo, Hot Tub (Is Working)

Looking for serenity? This 3 bedroom 2 bathroom home w/ heated garage may be for you! Boasting a very private back yard with mature trees, high fence, fire pit and raised garden beds. The heated walk way to the hot tub makes winter stress free; perfect for quiet winter mornings with coffee, or an evening soak with a cold beverage! Situated on a corner lot, this home was built to soak up the sun! A massive deck, perfect for entertaining, stretches across the East side of the home. A glass facade lets tons of natural light flood the upstairs. Newer vinyl windows and custom blinds ensure comfort and efficiency. Through the breezeway, to the yard, beautifully landscaped in perennials (w/watering system). On the patio, you are greeted warmly by the lighting at official entrance; Welcome Home! Entering the home, up the stairs to the sunken living room: wood flooring, picture windows and doors that lead to the deck. The kitchen area is open to the living and dining room. Kitchen has white tile flooring, backsplash, pot hangar for the chef. Kitchen comes with fridge, stove and dishwasher. Off the kitchen, you have a pantry closet and an office. Down the hall, the primary bedroom with double closets and main bath with jetted tub and make-up vanity! Downstairs, you have a large entertainment room with built in sound system. There previously was a wood stove downstairs, that the sellers removed, but could be re-installed by new owners, if desired. Two more huge bedrooms with full sized windows and both have built-in closet organizers. The second bathroom has a 10 jet walk-in shower! The laundry room with sink also doubles as a wine making room. The utility room has extra storage, a door to receive fire wood through, the hot water on-demand heating system, central vac, and in-cement heating for walkway to hot tub. More storage space under the stairs too! Outside,

you have the two car detached and heated garage with cement floor, paved driveway with lots of parking, and a good sized covered storage area. This corner lot is on the edge of town, away from the daily hustle and bustle. The Village of Rycroft is growing and has numerous businesses, including a grocery store, Smitty's Restaurant, bakery, library, ice arena, school, gas stations, liquor stores and hotels. 45 min from Grande Prairie, 5 min to Spirit River with the hospital, and other area conveniences. Book your viewing today!