

**5415 46 Avenue  
Rycroft, Alberta**

**MLS # A2139453**



**\$299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, 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, Vinyl Siding	<b>Zoning:</b>	res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** green house

AMAZING PROPERTIES LIKE THIS DO NOT COME ALONG OFTEN! This home has a beautiful one of a kind yard, with under ground sprinklers, low maintenance gardens, raised garden beds, mature trees, and heated green house. It backs on the the school yard, so no rear neighbors. The great south deck is covered, and has a gorgeous wind break wall and boasts composite decking and maintenance free rails.. There is also an RV plug. Inside you find a bright modern kitchen with lots of cupboards and counters. The dishwasher is only 1 month old. The great dining is in a beautiful bay window, for lots of light and views. The living room is large, as well as all the bedrooms. The master bedroom has an en suite. There is main floor laundry with lots of space, that could be turned to another bedroom if needed. The amazing main floor bathroom has a huge shower with both rain shower and detachable shower. Down stairs you find another family room, bed room, bathroom and cold storage. There is also another huge storage room that could become yet another bedroom. The home features nice blinds, ceiling fans, AC, and natural gas to bar b q. The High Efficiency Lennox furnace is only 5 yrs old. The double attached garage is heated and has lots of space. This home has everything, and is move in ready! Call to view today