

5408 46 Avenue  
Rycroft, Alberta

MLS # A2141632



**\$274,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Kitchen Island		

**Inclusions:** n/a

ARE YOU LOOKING FOR A NEW HOME? This 2021 home with concrete basement, and huge concrete parking pads well as a 14 x 24 garage. This beautiful home features 2 good size bedrooms, beautiful bathroom, and a laundry room on the main floor. The primary room has a 2 pc en suite. The Living room is HUGE, and is open to the dining area and kitchen. The bright beautiful, kitchen boasts tonnes of counters and cupboards, and a great island. Down stairs you find 2 very large bedrooms, and an office, also another bathroom and storage, and another huge family room. This home is ready for your family. Close to school as well. The best is that everything is only 3 yrs old