

4608 50 Street
Rycroft, Alberta

MLS # A2168077



\$50,000

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|------------------|----------------------------------|---------------|--------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 600 sq.ft. | Age: | 1924 (100 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard | | |

| | | | |
|--------------------|-----------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, None | LLD: | - |
| Exterior: | Aluminum Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), See Remarks | | |

Inclusions: Shed

Investment Alert !! This little home is the perfect property for your next flip or potential income property. This charming home has 2 bedrooms and 1 bathroom, with a large living room and open kitchen area. The home is on a beautiful lot with mature trees and a shed for storage. With a newer hot water tank and 100 amp service electrical panel, this home has a lot of potential! Call today to book your viewing before it's gone!