

4516 47 Street
Rycroft, Alberta

MLS # A2172743



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed, Security system, note that central vac is provided but not installed

Cute front veranda welcomes you to this immaculate home in Rycroft! This home was built with the finest craftsmanship - hardwood and tile flooring, vaulted ceiling, & amazing kitchen with solid wood cabinets! Upstairs your family will enjoy 3 bedrooms; primary suite with a full ensuite and walk in closet. Kitchen features a pantry, island, tile backsplash and gas stove. Large dining area with garden doors out to the huge deck. The basement is partially developed with a bedroom, bathroom with shower, and huge area for your future living room (or even add another bedroom). There's plenty of storage space, even a cold storage room downstairs, and a huge shed in the back yard. Recent updates include shingles, hot water tank, and newly paved front driveway. You won't want to leave this home-sweet-home and there's fibre optic internet available so you won't have to! Great size garage is insulated and boarded. Lane at the back of the lot for easy access. Call your fav local REALTOR and book your appointment to view this great home!