

**4411 46A Avenue
Rycroft, Alberta**

MLS # A2195019



\$95,000

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|------------------|--------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Modular Home | | |
| Size: | 1,064 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|------------------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Metal Siding | Zoning: | MHR |
| Foundation: | Block, Wood | Utilities: | - |
| Features: | Ceiling Fan(s), No Smoking Home, Vinyl Windows | | |

Inclusions: N/A

3 Bedroom, 2 Bathroom home w/18 x 24ft garage! Garage has cement pad & 10ft high overhead door; Perfect for the truck. Newer shingles, interior paint, all newer vinyl windows and 2018 furnace make this home easy to live in and keep utility bills low. Long driveway with lots of parking space. A 6ft high, fully fenced back yard w/laundry line. Lots of privacy! Coloured metal siding on home gives it a bright East Coast feel; but is easy to repaint if you prefer a more neutral look. The garage is vinyl siding. The front porch is big enough for your BBQ & Smoker. The large 8 x 14 ft mud room/front entrance has lots of space for winter clothes and boots; also doubling as a work out room with bike. Enter the eat-in kitchen with wood cabinetry; fridge and electric stove are included. Kitchen window is above the sink and looks into the large back yard! The living room is spacious and has a patio door to the back yard too. Down the hall, the primary bedroom w/4pc ensuite and walk in closet. At the other end of the home, you have two more bedrooms and another 4pc bathroom with tub/shower combo. The laundry room comes with washer and dryer. Home is on owned lot and is already anchored for you! Did I mention the 18 x 24 ft garage? Rycroft School, Shopping, Ice Rink, Dance Studio and Rodeo Grounds are all close by. 50 min to Grande Prairie. Call to book your showing today!