

4606 49 STREET
Rycroft, Alberta

MLS # A2205554



\$119,000

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	as is, where is		

This property is situated on 2 lots in the quaint community of the Village of Rycroft. Lots of parking here or use the ample amount of space to build a garage, with the alley access on the west side. 3 bedrooms are upstairs and includes the primary with 4 pc ensuite. Lots of cupboards in the kitchen & living room has south side bay window that allows lots of natural light. Separate entrance leads to the 1 bedroom, 1 bathroom downstairs area which also has full kitchen & family room with wood burning stove. Shared laundry. Home has newer high-efficiency furnace as well other upgrades over the years. Property backs onto a playground. The "Hub of the Peace" is within the Municipal District of Spirit River, 68 km north of the City of Grande Prairie, and 8 km east of the Town of Spirit River. Rycroft is a friendly village with a relaxed and community minded atmosphere. With amenities and services for young and old alike, and a positive forward looking attitude, Rycroft is an inviting location to live, to visit, or to do business. Contact a REALTOR® today for more information or to view!