

**4407 46A Avenue  
Rycroft, Alberta**

**MLS # A2207469**



**\$57,200**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                           |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide        |               |                   |
| <b>Size:</b>     | 938 sq.ft.                     | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Parking Pad        |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                      |               |                   |
| <b>Lot Feat:</b> | Back Lane                      |               |                   |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Wood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | See Remarks                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Metal Siding                     | <b>Zoning:</b>    | MHR |
| <b>Foundation:</b> | See Remarks, Wood                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | No Animal Home, No Smoking Home  |                   |     |

**Inclusions:** A/C wall unit

HUGE OWNED LOT w/two bedroom home on full unfinished basement (with full sized windows); ready for your finishing touches or keep as a workshop and heated storage! Home has a HUGE fully fenced yard! Lots of parking at the front and lane access from the back yard. A patio deck greets you before you go up the deck stairs to enter the house. Newer paint, trim, laminate and carpet. Upstairs, the living room has large picture windows that face East and real hardwood flooring. Kitchen has ample storage and wood cabinets; comes with fridge, stove and dishwasher. The kitchen sink window over looks the fenced back yard. Washer and Dryer are down the hall and also included with the home. Primary bedroom has a double closet and fits your king bed! Main 4pc bathroom has tub/shower combo. The second bedroom, at the other end of the home, is also a good size. The fully framed, unfinished, PWF basement is heated and has been insulated with spray foam (Installed by Enviro Home Spray Foam Grande Prairie). The basement boasts full sized windows, a separate entrance from the breezeway and is ready to be finished to suit. Metal roof has been re-sealed and new shingles on breezeway addition in 2020. Low utilities make this home ideal for both energy conscious homeowners and investors. Rycroft School, Shopping, Ice Rink, Dance Studio and Rodeo Grounds are all close by. 50 min to Grande Prairie. \*As this home is on a full heated basement, it may be able to be mortgaged as a house. Call and book your showing today!