

**4616 50 Street**  
**Rycroft, Alberta**

**MLS # A2161007**



**\$179,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this bright new and open concept Living home close to downtown Rycroft. The large primary bedroom with ensuite and walk-in closet, 2 more good sized bedrooms and full bathroom is set up very well for a variety of buyers. Convenient entry and laundry room located near primary bedroom. This NEW SRI Modular Home has all new appliances and window coverings included. The home has alley access for off the street parking at the back of the home. Exterior is finished off with insulated non-buckle skirting and a low maintenance yard. Looking for a great rental property? Home is currently tenant occupied with tenants willing to stay long term. Book your showing today!