

4622 49 Street
Rycroft, Alberta

MLS # A2173421



\$230,000

| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,089 sq.ft. | Age: | 1985 (39 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | ICFs (Insulated Concrete Forms), Vinyl Siding | Zoning: | res |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: shed, greenhouse

This great home shows well, and has been refinished from top to bottom. It is a 1985 house taken to the studs and redone. Everything has been redone in the past few years. The house was moved onto new icf basement. You have a gorgeous large kitchen open to the huge family room, which has great east windows. The kitchen features and island, tonnes of cupboard and counter space and a pantry! There are 2 good size bedrooms up, and 2 bathrooms. The basement boasts huge family room, and a third bedroom. a fourth bedroom can easily be made. You also get a large laundry room with tonnes of storage. Outside you have front and back decks, manicured yard with fire pit, garden, green house, shed and wonderful trees. There is tonnes of gravel parking in back. Call to view today!