

**4411 46A Avenue**  
**Rycroft, Alberta**

**MLS # A2167933**



**\$95,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	res
<b>Foundation:</b>	Block, Wood	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This is a great starter home or rental property. You have open concept with huge family and great dining area. The kitchen is very bright and functional with lots of cupboards. With 3 bedrooms and 2 full bathrooms, this house has room for you. You also have a great addition for the entry which is a nice space for getting every one and everything inside. The 18 x 24 garage will be great in the winter, and the fenced yard is perfect for your family and animals.