

# \$59,500 - 4607 48 Street, Rycroft

MLS® #A2196476

**\$59,500**

3 Bedroom, 1.00 Bathroom, 1,170 sqft  
Residential on 0.09 Acres

NONE, Rycroft, Alberta

3 Bedroom 1 bathroom home with metal roof and 24ft x 24ft garage! Garage has a cement floor and electricity. The home has front and back enclosed sun porches, perfect for the bbq or extra entertaining space, or for the pup! Good sized living room with 12 mm laminate flooring, windows on three sides and mirror and stone feature wall. Kitchen comes with fridge, stove and lots of cupboard space. Washer and dryer are also included and are located in the kitchen closet. The Primary bedroom is an addition added in 2001, opposite the kitchen and had hookups for a wood fireplace and extra door to the back porch for morning coffee. Two more decent sized bedrooms down the hall both with closets. 4pc Bathroom has a tub/shower combo and newer vanity and toilet. The partially fenced back yard has a covered storage area and a large gate to the back lane. Call to book your viewing today! Property may be able to be mortgaged as a home, with addition.

Built in 1973

## Essential Information

MLS® #	A2196476
Price	\$59,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	1,170
Acres	0.09
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

### **Community Information**

Address	4607 48 Street
Subdivision	NONE
City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane
Roof	Metal
Construction	Vinyl Siding
Foundation	Block, Wood

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	41
Zoning	MHR

## Listing Details

Listing Office          eXp Realty

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