

# \$57,200 - 4407 46a Avenue, Rycroft

MLS® #A2207469

**\$57,200**

2 Bedroom, 1.00 Bathroom, 938 sqft  
Residential on 0.16 Acres

NONE, Rycroft, Alberta

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 overlooks 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!

Built in 1979

### **Essential Information**

MLS® #	A2207469
Price	\$57,200
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	4407 46a Avenue
Subdivision	NONE
City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	See Remarks
Construction	Metal Siding
Foundation	Wood, See Remarks

## Additional Information

Date Listed	April 1st, 2025
Days on Market	14
Zoning	MHR

## Listing Details

Listing Office	eXp Realty
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