

# **\$319,000 - 4403 46 Avenue, Rycroft**

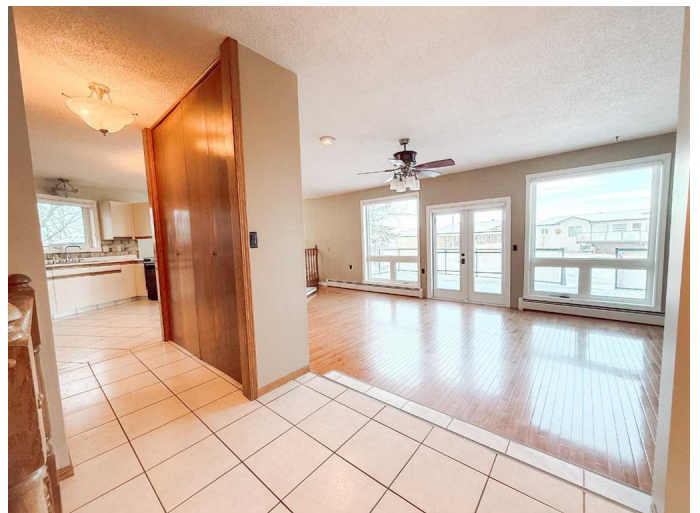
MLS® #A2182903

**\$319,000**

3 Bedroom, 2.00 Bathroom, 1,134 sqft  
Residential on 0.17 Acres

NONE, Rycroft, Alberta

Looking for serenity? This 3 bedroom 2 bathroom home w/ heated garage may be for you! Boasting a very private back yard with mature trees, high fence, fire pit and raised garden beds. The heated walk way to the hot tub makes winter stress free; perfect for quiet winter mornings with coffee, or an evening soak with a cold beverage! Situated on a corner lot, this home was built to soak up the sun! A massive deck, perfect for entertaining, stretches across the East side of the home. A glass facade lets tons of natural light flood the upstairs. Newer vinyl windows and custom blinds ensure comfort and efficiency. Through the breezeway, to the yard, beautifully landscaped in perennials (w/watering system). On the patio, you are greeted warmly by the lighting at official entrance; Welcome Home! Entering the home, up the stairs to the sunken living room: wood flooring, picture windows and doors that lead to the deck. The kitchen area is open to the living and dining room. Kitchen has white tile flooring, backsplash, pot hangar for the chef. Kitchen comes with fridge, stove and dishwasher. Off the kitchen, you have a pantry closet and an office. Down the hall, the primary bedroom with double closets and main bath with jetted tub and make-up vanity! Downstairs, you have a large entertainment room with built in sound system. There previously was a wood stove downstairs, that the sellers removed, but could be re-installed by new owners, if desired. Two more huge bedrooms with full sized windows



and both have built-in closet organizers. The second bathroom has a 10 jet walk-in shower! The laundry room with sink also doubles as a wine making room. The utility room has extra storage, a door to receive fire wood through, the hot water on-demand heating system, central vac, and in-cement heating for walkway to hot tub. More storage space under the stairs too! Outside, you have the two car detached and heated garage with cement floor, paved driveway with lots of parking, and a good sized covered storage area. This corner lot is on the edge of town, away from the daily hustle and bustle. The Village of Rycroft is growing and has numerous businesses, including a grocery store, Smitty's Restaurant, bakery, library, ice arena, school, gas stations, liquor stores and hotels. 45 min from Grande Prairie, 5 min to Spirit River with the hospital, and other area conveniences. Book your viewing today!

Built in 1984

**Essential Information**

MLS® #	A2182903
Price	\$319,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.17
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	4403 46 Avenue
Subdivision	NONE
City	Rycroft

County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	Central Vacuum, Jetted Tub, Pantry, Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Boiler, Natural Gas, Baseboard, Hot Water
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Misting System
Lot Description	Back Yard, Corner Lot, Garden, Gazebo, Landscaped, Low Maintenance Landscape, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	December 9th, 2024
Days on Market	157
Zoning	res

### Listing Details

Listing Office	eXp Realty
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