



**4939 45 Street  
Innisfail, Alberta**

**MLS # A2289524**



**\$359,900**

<b>Division:</b>	Central Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Storage		

**Inclusions:** Washer, Dryer, Fridge x2, Stove x2, Dishwasher x2

Located in Innisfail, this property features a permitted Legal basement suite offering additional living space with separate functionality. The main floor includes 3 bedrooms, tile flooring in the kitchen, entry, and bathroom, and hardwood throughout the remaining living areas. The open-concept layout connects the living room and dining area, with patio doors leading to a large west-facing deck overlooking a private side yard with mature shrubs. The Legal basement suite offers a separate entry, eat-in kitchen, spacious living room, 4-piece bathroom, and a generously sized bedroom. The laundry/mechanical room provides additional storage space. Some updates over the years include roof, boiler, and hot water tank. A fenced yard with large gate access allows for additional vehicle or recreational storage. Conveniently located within walking distance to local amenities including banking and shopping, and a short distance to the hospital, golf course, and ski hill.