



GRASSROOTS

REALTY GROUP

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**3532 50 Avenue E
Innisfail, Alberta**

MLS # A2311772

\$385,000



Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: TWO STOVES , TWO FRIDGES , TWO WASHERS, ONE DRYER

THIS IS A GOOD FAMILY HOME THAT HAS JUST BEEN RENOVATED. IT'S SITTING ON A LARGE LOT WITH AMPLE OFF STREET PARKING FROM THE FRONT AND THE BACK. THERE IS A SMALL SINGLE CAR GARAGE AND THE BACK YARD IS FULLY FENCED . LOTS OF ROOM. THE BASEMENT IS FULLY DEVELOPED WITH A WORKING KITCHEN, A LARGE FAMILY/GAMES AREA, A FOURTH BEDROOM, AND A LAUNDRY ROOM THAT IS SHARED WITH A 4PCE BATHROOM. THIS PROPERTY IS AVAILABLE FOR A QUICK POSSESSION . NOTE; OWNERS HAVE UPGRADED THE FURNACE THIS MONTH.