



**4804 44 Street  
Innisfail, Alberta**

**MLS # A2313383**



**\$485,900**

<b>Division:</b>	Central Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,154 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Wet Bar		

**Inclusions:** Shed, Utility Shelves

Over 2,150 sq ft above grade plus a fully developed basement- an exceptional space for growing families! Step through the front door and you're welcomed by a spacious entry and wide staircases that make daily life, even moving furniture, effortless! The scale of this home is immediately apparent, with large, open spaces that feel inviting and functional. Upstairs you'll find the primary bedroom complete with its own ensuite, along with two additional well-sized bedrooms and a full bathroom, creating a practical upper-level layout for families. The main floor features expansive living and dining areas designed to accommodate large gatherings with ease. The bright living room is anchored by a cozy gas-burning fireplace, creating a warm focal point for the space. The kitchen offers ample cabinetry and workspace, with patio doors that step directly out onto the deck- perfect for summer BBQs and seamless access to the backyard. You'll also appreciate the convenience of main floor laundry and an additional bedroom on this level that works perfectly as a home office, guest room, or flex space. Downstairs has been completely redone and provides impressive additional living space, including a large family/recreation area and another bedroom. The spa-like bathroom is a true highlight, featuring an oversized tiled shower with beautiful custom tile work and built-in nooks- a modern touch that elevates the entire lower level. Situated on a desirable corner lot with extra yard space and added privacy, the home stands out in the neighborhood. There have been major exterior updates including shingles replaced 4 years ago, updated siding, and some updated windows- enhancing curb appeal while providing long-term peace of mind. Outside, you'll appreciate the double attached garage and a large, fenced yard with plenty of room for kids, pets, and

outdoor entertaining. Located close to schools and the hospital in an established, family-friendly neighborhood, this is a substantial home offering impressive square footage, a well-designed layout, and space to accommodate every stage of family life!