



**4836 49 Street  
Innisfail, Alberta**

**MLS # A2313930**



**\$575,000**

<b>Division:</b>	Downtown Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Other, See Remarks, Wood	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer, Pump
<b>Roof:</b>	Fiberglass, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Kitchen Island, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** All furnishings as seen in suite photos, firewood

This MULTI ZONING PROPERTY is a must see. Check out the LEGAL 1-Bedroom ATTACHED SUITE with a Private Entrance including ALL furnishings! Or This oversized 20 x 30 HEATED SHOP with metal roof, 220V welder plugs, pre-wiring for a car lift, 12" ceilings, and a 10 x 16 garage door. The exterior offers a stamped concrete driveway and walkway, plus a 20-amp plug ready for vehicle use.

Welcome to this beautifully renovated antique-style home, rebuilt from the studs up while maintaining its timeless charm. Located in the heart of Innisfail's welcoming community, this home sits just one block from downtown shops, cafes, and amenities—offering both convenience and small-town warmth. The main home features 2 bedrooms up and 2 bedroom down, plus oversized room that can be used as a bedroom or has been pre wired and sound proofed for use as a theatre room. Relax in the spa-like bathroom with Bluetooth smart lighting on the main floor, or head down to the large bathroom down. Renovations were completed with quality in mind, including new appliances (2023/2024) with select Samsung smart features, new architectural shingles, a 50-gallon hot water tank (2023), all-new plumbing to the city line, new electrical, furnace, and ducting, and new windows throughout (excluding the front porch). Engineered hardwood flooring runs through the main floor and suite. A gas line is roughed in for a BBQ, awaiting final exterior connection. With mixed zoning, incredible upgrades, and a prime location in one of Innisfail's most charming neighborhoods, this unique property is

a must-see.