



GRASSROOTS
REALTY GROUP

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4716 41 Street Crescent
Innisfail, Alberta

MLS # A2326701



\$270,000

Division:	Southeast Innisfail		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,447 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding
Foundation:	Piling(s)
Features:	Ceiling Fan(s), Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-MHIL
Utilities:	-

Inclusions: N/A

Well cared for and move-in ready, this spacious 3-bedroom, 2-bathroom home sits on a large, fully fenced lot with plenty of room to enjoy both inside and out. Over the years, the home has seen several important updates, including shingles and eavestroughs (2020), a new furnace (2023), exterior paint (2025), and updated flooring (2019). The home has been well maintained, and it shows. Step outside to enjoy the 12'3" x 12'3" deck, overlooking a spacious backyard complete with a garden area, storage shed, and plenty of room for kids, pets, or entertaining. The home also offers rear parking in addition to street parking out front, and faces a green space, giving you a more open feel and a pleasant view from the front of the home. The mobile is secured on pilings and features an insulated, heat-taped skirt for added peace of mind. Conveniently located with quick access to Highway 2, you're just minutes from shopping, restaurants, schools, and all of your everyday amenities. Whether you're a first-time buyer, downsizing, or looking for an affordable home with the major updates already completed, this is one you'll want to see.