



GRASSROOTS
REALTY GROUP

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4132 50 Avenue
Innisfail, Alberta

MLS # A2327461



\$385,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,293 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to this beautifully updated bungalow, ideally situated on an oversized lot in the heart of Innisfail with convenient access to schools, parks, shopping, and all the amenities the community has to offer. This move-in-ready home has seen extensive renovations and thoughtful upgrades throughout. The stunning new kitchen is designed for both style and functionality, featuring stainless steel appliances (approximately three years old), a convenient pot filler above the stove, and wiring in place for under-cabinet lighting. Newer laminate flooring and modern light fixtures create a bright, contemporary feel throughout the main level. Offering four bedrooms and two bathrooms, this home provides plenty of space for families or those looking for room to grow. The newly finished basement recreation room adds valuable living space, along with an additional bedroom—perfect for guests, teenagers, or a home office. In addition, there is a 2 piece bathroom with plumbing available to add a shower or tub. Outside, you'll appreciate the impressive 75' x 155'(1/4 acre) lot, providing an expansive backyard with endless possibilities. Whether you envision building a large detached garage, creating a garden oasis, or simply enjoying the extra outdoor space, this oversized lot offers exceptional potential. Currently there are apple trees, blueberries, strawberries, raspberries, and rhubarb, plus raised garden beds and a negotiable large greenhouse. Additional updates include a newer furnace, new washing machine, and three new basement windows giving buyers added peace of mind. Combining modern upgrades, generous living space, and an outstanding central location, this charming bungalow is a wonderful opportunity for first-time buyers, growing families, or anyone looking to enjoy comfortable living in the heart of Innisfail.

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