



GRASSROOTS
REALTY GROUP

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4405 48 Street
Innisfail, Alberta

MLS # A2327772



\$375,000

Division:	Downtown Innisfail		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,402 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Boiler, Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Window coverings and blinds, washer, dryer, refrigerator, stove, dishwasher, microwave,

Welcome to this well-maintained bungalow offering the convenience of main floor living in a fantastic central Innisfail location. With excellent curb appeal, a welcoming front porch, and an attached double garage, this home is ready for its next owners. Inside, you'll find a bright and inviting layout filled with natural light, creating a warm and comfortable atmosphere throughout. The functional floor plan is designed for everyday living and offers plenty of space to relax or entertain. Step outside and enjoy the property's attractive exterior and inviting outdoor spaces, perfect for morning coffee on the front porch or spending time with family and friends. Ideally situated close to shopping, restaurants, parks, schools, and a variety of everyday amenities, this home also offers quick and convenient access to Highway 2, making commuting to Red Deer, Calgary, and surrounding communities simple. Combining comfort, convenience, and an excellent location, this is a fantastic opportunity to own a beautiful home in the heart of Innisfail.