



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5003 48 Street
Innisfail, Alberta

MLS # A2329099



\$349,900

Division:	Downtown Innisfail		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,480 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Parking Pad, RV Access		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	Brick/Mortar	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: Fridge, Stove, B/I Dishwasher, B/I Microwave Garage Door Opener and 2 Remotes, Window coverings, Curtains, Curtain Rods, Lean-to storage Sheds, Dog House, and Fire Pit, Clothing racks, Workbenches, and shelving in detached garage, and rain barrels.

Welcome to this beautifully refreshed 1910 character home located in the heart of downtown Innisfail! Offering a wonderful blend of historic charm and modern updates, this spacious 3-bedroom, 2.5-bathroom home is situated on a large corner lot and showcases the timeless details of its era throughout. Filled with character, this home features beautiful original details, stunning windows, and abundant natural light. The inviting main floor offers an eat-in kitchen, formal dining room, and a comfortable living space with charming touches, including wooden window coverings. The primary bedroom retreat offers a private ensuite and a walk-in closet, complete with heated tile floors and a beautiful barn-door accent, creating the perfect blend of character and comfort. Upstairs, you'll find two generously sized bedrooms and a well-appointed 4-piece bathroom, offering comfortable space for family, guests, or a home office. Outside, this property offers exceptional space and functionality with two double garages, an attached double garage, and a heated detached double garage, along with RV parking and a large parking pad that accommodates several vehicles. Enjoy the private backyard, garden space, and room to relax, entertain, or enjoy the outdoors. Located within walking distance to schools, shopping, restaurants, parks, playgrounds, the swimming pool, and all the conveniences downtown Innisfail has to offer. A rare opportunity to own a beautifully refreshed piece of Innisfail history while enjoying the charm, space, and modern conveniences today's buyers are looking for!