



GRASSROOTS
REALTY GROUP

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5040 46th Street
Innisfail, Alberta

MLS # A2330482



\$299,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Standard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage		

Inclusions: Dishwasher, Stove, Range Hood, Refrigerator, Ceiling Fan(s), Garage Door Opener x2

Welcome to this bungalow in the heart of Innisfail, Alberta, ideally located just minutes from schools, downtown, parks, and shopping. Offering a functional layout and plenty of space, this home is perfect for first-time buyers, families, or anyone looking for a convenient central location. Step onto the inviting covered front porch and into the bright family room, which flows into the dining area featuring additional built-in cabinetry for extra storage. The spacious kitchen offers ample cabinet and counter space, a movable island for added flexibility, and includes the electric stove, microwave, dishwasher, and side-by-side refrigerator. The main floor also features two generous bedrooms, including one with a walk-in closet, along with a full bathroom offering plenty of counter space. Downstairs you'll find a large family room, a third bedroom, a convenient 2-piece bathroom, a laundry area and a cold storage room. A practical boot room provides direct access to the fully fenced backyard, where you'll find an impressive 24' x 22' detached garage with plenty of room for vehicles, storage, or a workshop. With its fantastic location, functional floor plan, and excellent value, this Innisfail home is one you won't want to miss!