



GRASSROOTS
REALTY GROUP

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4304 50 Avenue
Innisfail, Alberta

MLS # A2342002



\$374,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Fiber Optics
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub		

Inclusions: N/A

HOME SWEET HOME! Welcome to this charming and well-maintained bungalow, ideally situated in central Innisfail. This property sits on a large corner lot, offering a functional floorplan, plenty of character, and excellent flexibility. The main floor features two bedrooms and a beautifully updated 4-piece bathroom complete with a new vanity, new step in tub, . Original hardwood flooring enhances the bright and inviting living room, while ceramic tile flooring in the kitchen and vinyl tile in the bathroom and carpet in the downstairs bedrooms provide practical finishes throughout. Filled with natural light, the kitchen showcases white cabinetry, laminate countertops, a classic white tile backsplash,, The spacious living room is separate from the kitchen and dining area, creating comfortable and defined living spaces. An optional front entry accents the newer entry from the side of the house. The fully developed basement adds excellent versatility with a living room, 2 bedrooms, and a 2-piece bathroom, plus a TV/Den, Notable updates include high efficiency furnace and hot water tank in the last 5 years and shingles approximately four years old. Outside, you’ll appreciate the double detached garage, RV pad, additional rear parking, back alley access, partially fenced yard, and low-maintenance landscaping. . From the moment you arrive, you’ll appreciate the charm and pride of ownership this home has to offer. Located in a mature, sought-after neighborhood close to schools, parks, shopping, and all of Innisfail’s amenities—this is a wonderful opportunity to make a great property your own