



GRASSROOTS
REALTY GROUP

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4515 45 Avenue
Innisfail, Alberta

MLS # A2343817



\$509,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,135 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: NONE

OPEN HOUSE -SEP 26, SAT- 2-4PM

ORIGINAL OWNERS | 5 BEDROOMS | 3 FULL BATHROOMS | 2-BEDROOM MORTGAGE HELPER POTENTIAL | LARGE BACKYARD | BACK ALLEY ACCESS. FRESHLY PAINTED and MOVE-IN READY, this 2008-built bi-level offers space, comfort and valuable recent updates on a quiet street in Innisfail. Offered by its original owners, the home features OVER 1100 sq. ft. above grade, with five bedrooms and three full bathrooms overall, providing flexibility for family, guests or a home office. The ROOF and HOT WATER TANK were both replaced approximately ONE YEAR AGO, taking care of two important maintenance items. The 2-BEDROOM BASEMENT is a MORTGAGE HELPER READY FROM DAY ONE, Set on a Big Lot , the home boasts a LARGE BACKYARD with plenty of room for outdoor entertaining, gardening and play, plus convenient BACK ALLEY ACCESS. Enjoy a friendly neighbourhood with access to local elementary, middle and high schools, including a Catholic school option, along with nearby parks, grocery stores, cafés, restaurants and everyday amenities. Whether you're buying your first home or looking for more room to grow, this property deserves a closer look. BOOK YOUR PRIVATE SHOWING TODAY!