



GRASSROOTS
REALTY GROUP

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5028 44 Street
Innisfail, Alberta

MLS # A2344969



\$349,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,110 sq.ft.	Age:	1947 (79 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Standard Shaped L		

Heating: Forced Air, See Remarks, Space Heater

Floors: Carpet, Vinyl Plank

Roof: Asphalt, Asphalt Shingle

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1C

Utilities: -

Inclusions: Refrigerator(s), Stove, Dishwasher, Microwave Hood Fan, Washer/Dryer, Window Covering(s), Lighting Fixture(s), Shed x2, Sump Pump x3, Piano, Microwave in Suite, Air fryer In suite, Hood Fan In suite, Rain Barrels x2

Welcome to this charming character home in the heart of Innisfail, where timeless character meets thoughtful updates and fantastic functionality! From the moment you arrive, the beautiful landscaping and inviting curb appeal set the tone for what's inside. This spacious home offers 5 bedrooms and 2 bathrooms, including a unique loft-style bedroom that adds extra charm and versatility. The bright kitchen provides a welcoming space for everyday living, while the enclosed side porch offers additional seasonal living or storage space. The fully developed basement features an illegal suite with a separate entrance and kitchenette, providing excellent potential for extended family, guests, or additional living space. Numerous updates include an updated main floor bathroom, basement bedroom windows replaced to meet egress requirements, new basement carpet and baseboards, a new furnace (2024), dishwasher (2024), hot water tank (2020), exterior paint (2025), new eavestroughs (2025), and roof updates with half replaced in 2025 and the other half completed approximately 2020. Outside, you'll find plenty of parking options, including RV parking, a single detached garage, and an attached double carport. With its character, spacious layout, mature landscaping, and long list of updates, this is a home that offers both charm and practicality in a great Innisfail location.