



GRASSROOTS
REALTY GROUP

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5020 46 Street
Innisfail, Alberta

MLS # A2345774



\$289,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	909 sq.ft.	Age:	1940 (86 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parkade		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, See Remarks, Storage, Sump Pump(s)		

Inclusions: Shed

Welcome to this charming three bedroom, one and a half bathroom bungalow, situated on a mature lot in the heart of Innisfail. Offering a comfortable blend of character and thoughtful updates, this home is conveniently located near schools, parks, shopping and downtown amenities. Step inside to a functional main floor layout featuring a bright living room, dining area and a spacious kitchen with plenty of cabinetry and workspace. Two bedrooms are located on the main level, including the primary bedroom with built in closets, along with a four piece bathroom. An enclosed bonus space provides additional flexibility for an office, hobby area or storage room. The finished basement extends the third bedroom, two piece bathroom, laundry area and plenty of storage. Numerous built ins throughout the home offer even more practical storage. Outside, the mature yard provides plenty of room to relax, garden or entertain, complete with a spacious rear deck. Additional improvements include updated vinyl windows on most windows and shingles replaced on the main portion of the home in 2020. With its central location, functional layout and inviting character, this property is a wonderful opportunity for first time buyers, downsizers or anyone looking to make a home their own.