



GRASSROOTS
REALTY GROUP

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4939 45 Street
Innisfail, Alberta

MLS # A2345898



\$349,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,174 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Boiler
Floors:	Laminate, Tile
Roof:	Asphalt
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1C
Utilities:	-

Inclusions: Fridge x2, stove x2, dishwasher x2, washer, dryer

Located in Innisfail, this property features a permitted Legal basement suite offering additional living space with separate functionality. The main floor includes 3 bedrooms, tile flooring in the kitchen, entry, and bathroom, and hardwood throughout the remaining living areas. The open-concept layout connects the living room and dining area, with patio doors leading to a large west-facing deck overlooking a private side yard with mature shrubs. The Legal basement suite offers a separate entry, eat-in kitchen, spacious living room, 4-piece bathroom, and a generously sized bedroom. The laundry/mechanical room provides additional storage space. Some updates over the years include roof, boiler, and hot water tank. A fenced yard with large gate access allows for additional vehicle or recreational storage. Conveniently located within walking distance to local amenities including banking and shopping, and a short distance to the hospital, golf course, and ski hill.