



GRASSROOTS
REALTY GROUP

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4108 49A Avenue
Innisfail, Alberta

MLS # A2347785



\$250,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,339 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Metal
Basement:	Full
Exterior:	Wood Frame
Foundation:	Block, Poured Concrete
Features:	See Remarks

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

Inclusions: Fridge, Stove, dishwasher, hood fan, washer, dryer, central vacuum & all attachments, shed. All appliances "as is".

If you've been searching for an amazing opportunity to get into home ownership then check out this property with plenty of potential! Priced to sell, this property offers a large front entry, bright spacious kitchen, dedicated dining room, and the convenience of main floor laundry. An inviting front deck/veranda and paved off street parking with tons of room add to the home's appeal. With 2 Bedrooms plus 2 additional Den/Office style rooms, this home offers flexibility for workspace, hobbies, storage, or supplemental sleeping space depending on your needs. There are 2 Bathrooms and an impressive amount of storage throughout. The lower level features lower ceiling heights and provides additional space for recreation, hobbies, or storage, while the rear sunroom offers seasonal enjoyment. Situated on a large lot with fruit trees and back alley access, the property is conveniently located close to shopping, amenities, and the hospital. The functional layout and main floor laundry make this home well suited to buyers looking for the convenience of primarily main floor living, while the flexible spaces offer room for hobbies, a home office, or additional storage. This property offers an excellent opportunity for buyers prepared to invest in updating and improvements over time while creating a home that suits their own style and needs. *some photos have been virtually enhanced to show how the home could be furnished and styled.