



**GRASSROOTS**  
REALTY GROUP

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4939 42 Street  
Innisfail, Alberta

MLS # A2349904



**\$399,900**

|           |                                                                              |        |                   |
|-----------|------------------------------------------------------------------------------|--------|-------------------|
| Division: | Central Innisfail                                                            |        |                   |
| Type:     | Residential/House                                                            |        |                   |
| Style:    | Bungalow                                                                     |        |                   |
| Size:     | 1,164 sq.ft.                                                                 | Age:   | 1955 (71 yrs old) |
| Beds:     | 5                                                                            | Baths: | 2                 |
| Garage:   | Alley Access, Asphalt, Double Garage Detached, Driveway, Garage Door Opener  |        |                   |
| Lot Size: | 0.24 Acre                                                                    |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped |        |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Tile, Vinyl

**Roof:** Flat

**Basement:** Full

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** Bookcases, Ceiling Fan(s), Kitchen Island, No Smoking Home, Recessed Lighting, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1B

**Utilities:** -

**Inclusions:** Shed, security cameras, garage door openers

Conveniently located within walking distance to schools, downtown, and local amenities, this tastefully renovated 1950s bungalow blends Mid Century inspired charm with modern updates. Situated on nearly a full double lot, the property offers generous yard space along with off-street parking, a double garage, and convenient laneway access. Extensive updates and improvements began in 2022, including a new roof on the house and garage, windows, exterior doors, plumbing fixtures, and bathroom upgrades. 2026 improvements include new main-floor flooring, fresh paint and improvements to the sun porch. The property also features mature sour cherry and crab apple trees, along with established raspberry bushes, providing an appealing complement to a future garden. Thoughtfully updated while retaining its vintage character, this home offers a comfortable combination of classic style, functionality, and a convenient Innisfail location.