



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

3419 50 Avenue  
Innisfail, Alberta

MLS # A2350476



**\$339,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Central Innisfail                  |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,185 sq.ft.                       | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 1 full / 2 half   |
| <b>Garage:</b>   | Double Garage Detached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Lane                          |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1B

**Utilities:** -

**Inclusions:** N/A

Welcome to this well-maintained 4-bedroom bungalow on a generous 7,200 sq ft lot with a 24x24 detached garage. Big-ticket updates are already done: shingles (2021), siding and all windows up and down (2022), and a basement renovation (2018) that adds plenty of usable space. The functional layout offers three bedrooms on the main floor, including a primary with a 2-piece ensuite, plus a 4-piece main bath, and a kitchen with west-facing windows and lots of room to cook. Head downstairs past the side entrance to a massive rec/living room with a drop ceiling, a large fourth bedroom, a 2-piece bathroom, and a laundry/storage room. Tons of space to grow for years to come!