



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5015 46 Street
Innisfail, Alberta

MLS # A2352298

\$250,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	958 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco, Wood Frame	Zoning:	R1-C
Foundation:	Block	Utilities:	-
Features:	Pantry, Storage, Vinyl Windows		

Inclusions: Fridge x2, Stove, Freezer

Looking to take your first step toward building real estate wealth? Whether you're a first-time buyer searching for an affordable home or an investor looking for your next project, this property offers plenty of potential! Needing some TLC but offering great bones, a fresh coat of paint and new flooring would go a long way toward making this home shine. Featuring 5 bedrooms, including 3 on the main floor, and 2 bathrooms, there's plenty of room for family, guests or a home office. The large living room offers space to gather, while abundant natural light creates a bright, welcoming feel throughout. Ample storage and a newer hot water tank add to the home's practical appeal. Situated on a large, fully fenced corner lot, the property includes a storage shed, rear parking for an RV or additional vehicles, and plenty of space for a future garage, subject to municipal approval. With schools just half a block away and parks, the pool and shopping nearby, this location offers everyday convenience. Bring your ideas and a little elbow grease—this is an opportunity to add value and make it your own!