



GRASSROOTS
REALTY GROUP

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5140 48 Street
Innisfail, Alberta

MLS # A2213462



\$259,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,512 sq.ft.	Age:	1911 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Alley Access, Off Street, On Street, Oversized, Parking Pa		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting		

Heating:	Baseboard, Combination, Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Metal
Basement:	Crawl Space, None
Exterior:	Vinyl Siding
Foundation:	Combination, Piling(s)
Features:	Ceiling Fan(s), Open Floorplan

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	R-3
Utilities:	-

Inclusions: 2 sheds

Welcome to this lovingly updated 3-bedroom, 1-bathroom home with over 1,500 sq ft of space, bursting with charm and ready to be loved. With good bones, brand-new flooring, an updated bathroom, and new light fixtures in the main living area, this home blends comfort and character with smart updates. The home features a durable metal roof, covered west-facing patio, and all appliances included. Outside, you'll find two storage sheds and an oversized, fully fenced yard with space to grow, relax, or expand. Zoned R3, these 2 LOTS, on one parcel, offer exciting multi-family development potential, and with services already upgraded, it's a forward-thinking investment for homeowners, investors, or developers. Located in the heart of town, a convenient walkable area, you're just minutes from downtown, shopping, schools, and the hospital—plus within walking distance to the gym, restaurants, bowling alley, billiards, darts, hair salon, gas station, and post office. This home offers both lifestyle and convenient location. Highlights: 3 bedrooms / 1 full bath Over 1,500 sq ft of living space Updated bathroom Brand-new flooring New light fixtures in main living area Metal roof Covered west-facing patio All appliances included 2 storage sheds Oversized fenced yard R3 zoning — multi-family development potential Upgraded services ready for future expansion Close to hospital, downtown, schools, and shopping Walking distance to gym, restaurants, bowling, and post office Full of character — ready to be loved Affordable, full of charm, and packed with potential—this is a rare find in a walkable, well-connected neighborhood.