



GRASSROOTS
REALTY GROUP

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**4027 50 Avenue
Innisfail, Alberta**

MLS # A2214267



\$369,000

Division:	Southeast Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	890 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Front Drive, Garage Faces Front, Off Street, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl

Roof: Shingle

Basement: Finished, Full

Exterior: Concrete, Glass, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Laminate Counters, Storage, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1B

Utilities: -

Inclusions: Shed

Welcome to this beautifully maintained and solidly built four-bedroom, two-bathroom home that offers the perfect combination of timeless craftsmanship and thoughtful modern updates. Constructed with durable 2x8 Western Cedar floor joists, this home has been lovingly cared for over the years and stands as a testament to quality construction and pride of ownership. As you step through the front door, you're greeted by a warm and inviting main floor that exudes comfort and charm. The living room is cozy and welcoming—perfect for relaxing with family or entertaining guests. The kitchen is perfect for those cooks in the family quaint and functional. Just down the hall, you'll find two bedrooms, both featuring brand-new flooring that adds a fresh and modern touch. A convenient three-piece bathroom completes the main level, making everyday living both comfortable and functional. Downstairs, the fully finished basement adds exceptional value and versatility to the home. It features two additional bedrooms, a second three-piece bathroom, and a spacious family or movie room that's perfect for cozy nights in or casual gatherings. There's also a dedicated storage room, giving you plenty of space to stay organized. Throughout the home, numerous updates have been completed to ensure modern comfort and peace of mind. The electrical panel was replaced in 2013, and most lighting, switches, and outlets have been recently upgraded. The home's plumbing system features a mix of PEX and copper. Approximately eight years ago, Ply Gem windows were installed to enhance energy efficiency and natural light. The shingles were replaced just over four years ago, and a rubber driveway offers a clean, durable finish with minimal maintenance required. Step outside and you'll find a fully fenced yard

surrounded by beautiful natural landscaping, creating a private and peaceful outdoor space. The backyard is ideal for relaxing or entertaining, featuring a large 400-square-foot gated deck complete with a covered steel-roof gazebo that would be ideal for a hot tub. Whether you're hosting a summer barbecue or soaking under the stars, this space is designed for making memories. A garden shed provides extra storage for tools and outdoor equipment, while the single detached garage with a durable tin roof offers secure parking or potential workshop space. Situated in a family-friendly neighbourhood, this home is ideally located close to schools, parks, the hospital, and downtown amenities. It's a rare find that combines classic craftsmanship, modern upgrades, and a location that truly has it all. Whether you're looking for your forever home or simply a place where you can settle in and feel at ease, this property offers unmatched comfort, quality, and convenience.