



**GRASSROOTS**  
REALTY GROUP

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**4827 51 Street**  
**Innisfree, Alberta**

**MLS # A2222023**



**\$74,900**

<b>Division:</b>	Innisfree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	1932 (93 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Natural Woodwork, Open Floorplan		

**Inclusions:** n/a

Charming Home on A Double Lot in the Village of Innisfree. Located on a spacious 12,000 sq ft lot, this character-filled 2 bedroom home offers a great opportunity for those looking for a quaint rustic styled home in a natural yard setting. The property includes a single detached garage/workshop and plenty of outdoor space for gardening, recreation, or future development. Step inside to a warm and inviting living room featuring hardwood floors, seamlessly flowing into an open-concept kitchen and dining area—perfect for entertaining or everyday family living with large south facing windows and a cozy wood stove to keep the chill off. The main floor also includes two comfortable bedrooms and a full 4-piece bathroom. The partial basement is unfinished, with a laundry area and utility space with room for storage. Don't miss the opportunity to make this well-located property your own in the community of Innisfree. The Village of Innisfree offers a convenience store with gas station, banking, postal service, a Kindergarten-grade 12 school and a short commute to major centers via the twinned Hiway 16 including Vegreville, Vermilion and Edmonton.