



**GRASSROOTS**  
REALTY GROUP

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**4020 49 Avenue  
Innisfail, Alberta**

**MLS # A2239050**



**\$340,000**

<b>Division:</b>	Southeast Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s)		

**Inclusions:** Refrigerator in basement, Electric Fireplace In Basement, most things are negotiable.

Situated in a well-established neighbourhood and just a short walk to the schools, pool, and parks—this home has a little something for everyone! Step inside and you’re greeted with a bright, open layout connecting the kitchen, dining, and living room. It’s a great space for hosting friends or just enjoying everyday family life, with tons of natural light pouring in. The main floor offers two nicely sized bedrooms, a 4-piece bathroom, and a handy office that could easily double as a fourth bedroom if needed. One of our favourite spots? The cozy side porch—it’s heated and perfect for a playroom, hobby space, or even a laid-back rumpus room. Head downstairs and you’ll find even more living space with a large family/rec room, an additional bedroom with great storage, a 2-piece bath, and your laundry area. Outside is where this property really shines—there’s an oversized yard with tons of space to relax, garden, or play. Plus, there’s a double detached heated garage, a storage shed, and RV parking with easy alley access. Some of the big-ticket updates are already done for you: newer furnace (2022), hot water tank (2017), updated windows on the main floor in the bedrooms, bathroom, and office, and shingles are approx. 8–10 years old. Whether you’re a growing family or just need more room to spread out, this home is full of potential and charm in a location that’s hard to beat!