



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

401, 4319 49 Street
Innisfail, Alberta

MLS # A2244963



\$194,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Eastgate | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 714 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|------------------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 284 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R3 |
| Foundation: | - | Utilities: | - |
| Features: | Storage, Vinyl Windows | | |

Inclusions: none

Welcome to this well kept 2 bedroom, 1 bathroom condo in a quiet 45+ building in Innisfail. This home offers a bright and practical layout with an open living and dining area, perfect for easy everyday living. The kitchen has plenty of cabinet space, and the two bedrooms provide comfortable room, with the second bedroom working well as a guest space or office. A private enclosed balcony gives you a place to enjoy all year round. This unit features an in suite laundry room for added comfort and convenience. This secure building includes the convenience of an elevator as well as underground parking stall, so your vehicle stays warm and protected year-round. This building is located behind a grocery store with walkability to coffee shops and restaurant's nearby. This is an ideal location close to amenities, making this condo a great opportunity for those looking to downsize or enjoy low-maintenance living in a friendly community.