



**GRASSROOTS**  
REALTY GROUP

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

205, 4319 49 Street  
Innisfail, Alberta

MLS # A2255239



**\$210,000**

Division:	Downtown Innisfail		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Garage Door Opener, Heated Garage, Parkade, See Remarks, Sta		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 396
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, Laminate Counters, Pantry, Storage		

**Inclusions:** Standup Freezer in Laundry Room

Welcome to Piper's Landing! This lovely 2-bedroom, 1-bathroom condo is conveniently located close to grocery stores, shops, and a variety of amenities, making day-to-day living a breeze. Situated on the 2nd floor, this home has an open and functional layout with plenty of natural light throughout. The spacious living area flows nicely into the kitchen and dining space, creating a bright and welcoming atmosphere. You'll appreciate the extra storage this unit offers along with a great balcony (The Storage and balcony space is roughly an additional 145 sqft. not included in the RMS listing measurements) perfect for your morning coffees, as well as the convenience of an in-suite laundry room. To keep you comfortable year-round, there's also a wall-mounted AC unit. With only one owner, the condo has been very well cared for and is ready for its next chapter. Piper's Landing also provides some great building features, including secure parkade parking, an elevator for easy access, and a common area room where you can gather with friends or neighbours. This condo is a wonderful choice for someone looking for a low-maintenance lifestyle in a convenient location, with all the comfort and space you need.