



**4408 50 Avenue
Innisfail, Alberta**

MLS # A2257947



\$348,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,188 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Driveway, Off Street, Parking Pad, RV Access		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Storage, Sump Pump(s)		

Inclusions: Fridge, Wall Oven, Dishwasher, Stove Top, Washer, Dryer, Window Coverings, Shed

IMMEDIATE POSSESSION | CENTRAL INNISFAIL LOCATION | WELL-MAINTAINED FAMILY HOME Perfectly situated close to schools, shopping, and amenities, this charming home offers plenty of space inside and out. With 3 bedrooms, 2 full bathrooms, and a single detached garage, it's a fantastic fit for families, downsizers, or anyone looking for a move-in-ready property. Step inside through the welcoming front entry and into a spacious family room that flows seamlessly into the dining area—an ideal setup for family time and entertaining. The kitchen provides ample storage, generous counter space, and updated appliances for everyday convenience. The main level also features two good-sized bedrooms and a recently updated 3-piece bathroom. The basement offers lots of lighting and functional, with lots of windows, plenty of storage, a spacious 4-piece bathroom, and an additional bedroom. The oversized family room offers even more flexibility—whether for movie nights, hobbies, or the option of adding a fourth bedroom. Outdoors, enjoy a large front deck, plus a covered back deck perfect for year-round relaxation. The expansive backyard includes extra parking space, room for RV storage, and even potential to add a second garage. The single detached garage is ideal for parking, storage, or a workshop/man-cave setup. This well-kept property combines comfort, functionality, and a prime central location—ready for its next owners to enjoy.