



**GRASSROOTS**  
REALTY GROUP

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

**4821 47 StreetClose  
Innisfail, Alberta**

**MLS # A2258917**



**\$429,911**

<b>Division:</b>	Central Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Concrete, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1-B
<b>Utilities:</b>	-

**Inclusions:** FRIDGE , STOVE , MICROWAVE HOOD FAN , DISHWASHER , WASHER , DRYER , SHED

Charming bungalow in Innisfail, tucked away in a private close and within walking distance to all amenities. The main floor offers 2 spacious bedrooms and 2 full bathrooms, including a primary suite with its own ensuite and direct access to the bright 4-season sunroom. A formal dining room provides the perfect space for entertaining, while the front living room features large bay windows that fill the space with natural light. The kitchen is the heart of the home, opening into a cozy family room with a gas fireplace. A generous laundry room on the main level adds everyday convenience. The partially finished basement extends the living space with an additional bedroom, full bathroom, plenty of storage, and a large cold room &mdash; ideal for canning or seasonal items. Outside, the backyard is a gardener's dream with fruit trees, berry bushes, and plenty of gardening space. A large shed provides extra storage, and the heated 2-car garage offers year-round practicality. This property blends privacy, functionality, and charm in a highly desirable location and a wonderful place to call home.