



GRASSROOTS
REALTY GROUP

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**4940 47 Street
Innisfail, Alberta**

MLS # A2260683



\$399,000

Division:	Central Innisfail		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,383 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Storage cabinets in laundry area, Murphy bed

STYLISH, WELL PLANNED, OPEN CONCEPT 1/2 DUPLEX WITH NO CONDO FEES IS FOR SALE IN INNISFAIL! This 3 bed/2 bath beauty has many great features: All living space is on one floor (No basement or stairs), No carpet (laminated & ceramic tile), kitchen island for extra seating, stainless steel appliance's, upgraded ceiling fans, tiled back splash, custom closet system in master bedroom, 2 way cheater door to 4 PC bathroom, blinds, extra wide doors and extra storage cabinets in the large laundry room. There are lots of windows that let in the natural light plus the door from the dining/living room leads to a private fenced patio with interlocking paving stones area that's great for entertaining. Yard maintenance is a breeze with having grey stone and shrubs to give it a classy curb appeal in the front yard. The heated attached double car garage is insulated, drywalled (17'8"x22'11") with extra storage plus hosts the energy efficient hot water boiler system for the in floor heating & air exchanger. This is a very well planned home that is central to walking distance to all the amenities.