



GRASSROOTS
REALTY GROUP

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**4515 50 Avenue
Innisfail, Alberta**

MLS # A2264289



\$265,000

Division:	South Innisfail		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,280 sq.ft.	Age:	1920 (106 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R-1C
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to a character-filled 1 $\frac{1}{2}$ -storey home in the heart of Innisfail! Bursting with charm and natural light, this 3-bedroom, 2-bath property blends functional living and a bright, open layout! Step inside through the inviting entry room- perfect for coats, shoes, and seasonal gear-featuring a garden door that leads into the cozy living room, where warm hardwood floors and large windows create a bright, welcoming space. The living area flows seamlessly into the kitchen, which offers generous cabinetry, excellent prep space, and a sunny dining area. Beyond the kitchen, a spacious laundry/mudroom provides convenient access to the back deck and yard-ideal for families, pets, and outdoor entertaining with multiple garden spaces and fruit trees. The main floor includes a comfortable bedroom and a 3-piece bath, offering flexibility for guests or main-level living. Upstairs, you'll find two additional bedrooms, including a large primary bedroom with custom built-in closets, accent lighting, and charming display nooks framed by elegant crown molding with integrated lighting-a truly unique feature that adds warmth and personality. A 3-piece bath with a classic clawfoot tub completes the upper level. Outside, you'll love the fenced yard with alley access to a detached single garage-ideal for parking, storage, or a workshop-along with additional space for RV or off-street parking. A partial basement offers extra storage and workspace options. Located steps from schools, parks, and Innisfail's downtown core, this home delivers both charm and practicality and is perfect for first-time home buyer, investors, or anyone seeking a well-maintained home with character to add your personal touches!