



**GRASSROOTS**  
REALTY GROUP

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

4819 45 Avenue  
Innisfail, Alberta

MLS # A2265713



**\$319,900**

|           |                                              |        |                   |
|-----------|----------------------------------------------|--------|-------------------|
| Division: | NONE                                         |        |                   |
| Type:     | Residential/Duplex                           |        |                   |
| Style:    | 2 Storey, Attached-Side by Side              |        |                   |
| Size:     | 2,018 sq.ft.                                 | Age:   | 1999 (26 yrs old) |
| Beds:     | 3                                            | Baths: | 3                 |
| Garage:   | Driveway, Off Street, Single Garage Attached |        |                   |
| Lot Size: | 0.08 Acre                                    |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard             |        |                   |

|             |                                                                                                                                                |            |     |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | In Floor, Fireplace(s)                                                                                                                         | Water:     | -   |
| Floors:     | Carpet, Linoleum                                                                                                                               | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                | Condo Fee: | -   |
| Basement:   | None                                                                                                                                           | LLD:       | -   |
| Exterior:   | Concrete, Mixed, Vinyl Siding                                                                                                                  | Zoning:    | R-3 |
| Foundation: | Poured Concrete                                                                                                                                | Utilities: | -   |
| Features:   | Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |            |     |
| Inclusions: | N/A                                                                                                                                            |            |     |

Welcome to this immaculate, pristinely clean half duplex! This bright and sunny home is walking distance to grocery stores, banks and restaurants. With the main living area on the second level and a lovely little guest area on the main level, there's plenty of room for visitors or elderly parents/adult children that want to live with you. Patio doors offer a walk-out to the private, fenced back yard. This home boasts two gas fireplaces &ndash; one in the main floor family room and another in the second level living room. The second level, main living quarters is open concept and has a private, east facing balcony, perfect for summer morning coffees and evening barbecues. The primary bedroom has a 3 piece, attached ensuite, a walk-in closet and a second balcony overlooking the backyard. Recent upgrades to the home include comfort height toilets, a new dishwasher and recently shampooed carpets. You'll be surprised at the square footage this home offers. Book your viewing today!