



**GRASSROOTS**  
REALTY GROUP

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**4044 50 Avenue  
Innisfail, Alberta**

**MLS # A2266976**



**\$385,000**

<b>Division:</b>	South Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detach		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Wet Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1B
<b>Utilities:</b>	-

**Inclusions:** Second Fridge and upright Freezer downstairs, Piano, Desk, Gazebo

Welcome to 4044 50 Avenue — a beautifully maintained bungalow nestled on a large, mature lot in the heart of Innisfail. This home reflects true pride of ownership inside and out. Perfectly situated close to the hospital, schools, sporting facilities, the seniors' home, and walking trails, it's also just a short stroll to downtown shopping and amenities. Step inside and immediately feel the warmth and charm of this inviting home. The main level offers two bedrooms, 1 bathroom, and a thoughtfully designed layout filled with natural light. The front living room features beautiful bay windows that frame the outdoor views, creating a bright and welcoming space to gather. The adjoining formal dining room provides an ideal setting for hosting family dinners or entertaining guests. The kitchen offers plenty of storage and functionality, finishing the main area is a sunny addition that expands the main living space—perfect for relaxing or enjoying morning coffee with a view of the backyard. Hardwood flooring and laminate adds timeless appeal, while convenient main-floor laundry and updates such as newer shingles and a newer hot water tank bring added comfort and peace of mind. Downstairs, the fully finished basement exudes vintage charm. The cozy family room features a classic wood-burning fireplace, wet bar, and warm wood finishes that create a nostalgic and comfortable retreat for evenings spent with family and friends. Lots of storage as well as an extra fridge and freezer finish it off. Outside, this property is a dream for gardening and outdoor enthusiasts. The expansive yard is beautifully landscaped with mature trees, garden boxes, and a greenhouse. A detached "man cave" or workshop offers additional hobby space, while the heated double detached garage and oversized driveway provide ample parking and storage. Lovingly

cared for and exceptionally clean, this home stands as a rare find in one of Innisfail's most convenient and established areas. With its combination of character, updates, and unbeatable location, 4044 50 Avenue is truly one of a kind. If you've been waiting for the right home, this could be the one.