



GRASSROOTS
REALTY GROUP

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5039 44 Street
Innisfail, Alberta

MLS # A2271057



\$359,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Other
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Shingle Siding, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1B

Utilities: -

Inclusions: Please see the list

Welcome to this exceptional home that truly offers the complete package. It's hard to imagine another property at this price point that delivers so many desirable features. Situated on a large corner lot with an expansive yard, this solid 5-bedroom home is ideally located directly across from two schools—one a high school and the other a Catholic school. The home features newer flooring and some updated shingles. You'll never run out of hot water with two hot water tanks, and the property includes two stoves and two fridges. The fully developed basement includes a kitchenette and is currently suitable as a rental space; however, it is not a legal suite. A 10x24 attached breezeway leads into a spacious 26x24 heated double garage, complete with its own fuse box. Step outside to enjoy a lovely patio overlooking the beautifully landscaped yard. There's ample room for RV parking with convenient side alley access. The yard is fully fenced, though a small section is currently open; the fencing materials for that area are included but not yet installed.