



GRASSROOTS
REALTY GROUP

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3808 49 A Avenue
Innisfail, Alberta

MLS # A2272519



\$455,000

Division:	South Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,161 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Drive Through, See Remarks		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R1-C
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Island, Window coverings, Wall TV mount, Wardrobes

This bi-level home is perfect for large families that need lots of room or small families that are looking extra space and storage. This modernized dwelling has updated windows, a re-modeled kitchen with island, appliances that are around 3 years old (with the exception of the dryer) and a furnace that was new in 2019. The house received an EnerGuide Rating of 104 in February 2024 (putting it on the same level as a typical new home). With 2022 square feet of living space including 5 bedrooms (3 on main level and 2 in the finished basement), plus an extra room for office space, a utility room, multiple storage areas, large basement family room, and full bathrooms upstairs and down. Walk out your front door to Cannon Park Playground. You are within walking distance of schools, aquatic centre, baseball diamonds, and more! Other Property Features include: a 1/4 acre lot in a low traffic neighbourhood. Ample parking for an RV, trailer, boat, etc.. or up to 6 vehicles in the driveway, 24x24 double garage with built in shelving/storage, fenced backyard with deck and many mature trees including apple tree.