



GRASSROOTS
REALTY GROUP

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4119 49 Avenue
Innisfail, Alberta

MLS # A2272864



\$745,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,618 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Single Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: Natural Gas barbecue and Propane barbecue

Welcome to this wonderful bungalow in Central Innisfail This home sits on an extra large, beautifully landscaped lot, with a fully fenced backyard accented with a large firepit and outside barbecue area with quartz counters. lattice accents extend the privacy above the fence. You'll love how close it is to schools, parks, hospital and downtown and all the things that make this area such a great place to live. Inside, the home feels open and inviting with its spacious kitchen, the kitchen includes quartz countertops, Miele appliance's along with a steam oven, the dining, and living areas with their open concept design make this perfect for family time or entertaining friends. There are 3 bedrooms, 2.5 bathrooms, and even a dedicated office, giving you plenty of space for everyone. The primary bedroom is a real retreat, featuring its own ensuite with a tub, separate shower, toilet and a large walk-in closet. Plus, it has one of those thoughtful extras —a main floor laundry with loads of storage. The basement is another highlight, offering in-floor heating to keep things cozy, along with a large entertaining area and a separate TV area for gatherings. It's the kind of space where you can picture game nights, movie nights, or just hanging out with family and friends. Other great features include an oversized attached garage with in floor heat, a water softener system along with a water filtration for drinking water, At the back of the property is an amazing detached garage with heat and water with and a paved parking area. All this give the overall sense of comfort that makes this house feel like home. With its amazing location, tons of living space, and all these extra touches, this property is truly a special find. A large deck extends off the backdoor complete with privacy glass.

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