



**GRASSROOTS**  
REALTY GROUP

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204, 4612 50 Avenue  
Innisfail, Alberta

MLS # A2274290



**\$196,000**

<b>Division:</b>	Central Innisfail		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Stucco

**Foundation:** -

**Features:** Breakfast Bar, French Door

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 407

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** N/A

Spacious 2 bedroom condo unit located very close to downtown, a short walk to shopping and amenities that Innisfail has to offer. This unit is move in ready & waiting for new owners to enjoy the bright open atmosphere. Inside you will discover a ton of storage space including two large bedrooms with a 2 piece ensuite off of the primary and a 4 piece main bathroom. The kitchen offers ample counter space, lots of cupboards, a breakfast bar and a large pantry. Access your balcony through the garden door off the living room where you can enjoy some fresh air while sipping on your favorite drink. Stacking washer/dryer located inside your own laundry/utility room with more storage space. Underground parking for one vehicle and you're good to go.