



**GRASSROOTS**  
REALTY GROUP

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**4414 48 Avenue  
Innisfail, Alberta**

**MLS # A2274567**



**\$324,900**

<b>Division:</b>	Sun Ridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-2
<b>Utilities:</b>	-

**Inclusions:** N/A

Discover your perfect starter home at 4414-48 Ave in Innisfail, Alberta—a charming 975 sq ft bilevel built in 2003, freshly updated and move-in ready! The main floor shines with brand-new vinyl plank flooring, updated lighting, crisp new trim and modern doors, and fresh paint throughout, complemented by airy vaulted ceilings, two bright bedrooms, and a full 4-piece bathroom. The partially developed basement, with framing and some drywall already in place, offers a canvas for the next owner to customize, finished framing includes a family room and bedroom. Outside, enjoy a beautifully landscaped yard and a convenient rear parking pad. Perfectly located just steps from Innisfail's top amenities: walk to Chinook Trail Elementary and Grimshaw Elementary, a quick drive to Innisfail High School, and minutes from the Innisfail Aquatic Centre, arena, curling rink, and Dodd's Lake for year-round recreation. This affordable gem won't last—schedule your showing today!