



**5139 48 Street
Innisfail, Alberta**

MLS # A2276264



\$1,227,777

Division:	Central Innisfail		
Type:	Multi-Family/4 plex		
Style:	2 Storey, Townhouse		
Size:	3,942 sq.ft.	Age:	2025 (1 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Fridge x4, Stove x4, Microwave/Fan combo x 4, Dishwasher x4, Washer/Dryer x4

INVEST IN THE BEST: Maintenance-Free Luxury Four-Plex in Innisfail. Long-term thinking wins here. Secure your portfolio's future with this rare opportunity to acquire a brand-new, purpose-built income property designed for maximum cash flow and zero-effort ownership. This isn't just a building; it's a high-yield asset in one of Alberta's most promising growth corridors. ****The Investor's Edge: New Construction & Warranty**** The beauty of new construction lies in the "set it and forget it" lifestyle. Enjoy the ultimate peace of mind with a 10-year New Home Warranty protecting your capital from structural issues and major maintenance costs. This is a "turn-key" dream—no aging roofs, no outdated plumbing, and no surprise repair bills. ****The Units: Premium Finishes = Premium Rents**** Each of the four large townhome-style units is engineered to attract and retain high-quality tenants: **• Generous Space:** 3 Bedrooms | 3.5 Bathrooms | Fully Finished Basements. **• Luxurious Interiors:** Chef-inspired kitchens featuring quartz countertops, sleek two-tone cabinetry, and a functional breakfast bar. **• Bright & Airy:** Oversized windows and high-end lighting packages create an inviting, modern atmosphere. **• Revenue Potential:** Projected rents of \$2,000–\$2,100 per month per unit, generating significant monthly cash flow and long-term equity growth. **Strategic Location:** The Innisfail Advantage Location is the foundation of any great investment. These units are perfectly situated within walking distance to downtown Innisfail putting tenants steps away from local coffee shops, restaurants, and shopping. With schools and parks nearby, you are tapping into a high-demand rental market for families and professionals alike. **Scalability & Financing • Leverage:** This

property type is eligible for a 30-year mortgage, allowing you to optimize your debt-to-equity ratio. • Expansion Opportunity: Looking for more doors? The builder owns the vacant lot next door and is prepared to build a second four-plex, allowing you to scale to 8 units in one prime location. Why wait for the market to move when you can own the market? Invest in a maintenance-free future today.