



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4804 46 Avenue  
Innisfail, Alberta

MLS # A2278184



**\$599,900**

**Division:** Central Innisfail

**Type:** Multi-Family/4 plex

**Style:** -

**Size:** 1,896 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** -

**Lot Feat:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** Fridge (4), Stove (4), Washer (4), Dryer (4), Dishwasher, Blinds

Fantastic 4 Plex in the heart of Innisfail. Fully tenanted with wonderful tenants (2 long term). All units have been updated in some capacity and all feature upgraded furnaces. All units have 2 bedrooms on the lower level and a 4pc bathroom. Upstairs is where you will find laundry facilities, the living rooms and kitchens. All tenants on month to month lease agreements. No current pet restrictions or fees in place. Newer commercial development close by making this a great location also situated next to a park.