



4523 47 Street  
Innisfail, Alberta

MLS # A2278407



**\$189,000**

**Division:** Eastgate

**Type:** Residential/Five Plus

**Style:** Townhouse

**Size:** 1,158 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Assigned, Stall

**Lot Size:** -

**Lot Feat:** Back Yard

**Heating:** Central, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 362

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R3

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Vinyl Windows

**Inclusions:** Dishwasher, Washer, Dryer, Deep Freezer, Microwave, Refrigerator, Stove, Ceiling fan(s), Blinds & Window coverings

This 3-bedroom, 2-bathroom home offers a functional layout with plenty of living space for families, first-time buyers, or investors. The main floor features an updated kitchen with stainless steel appliances, convenient main-floor laundry, a full bathroom, and a spacious living room with patio doors leading to your fully fenced backyard, perfect for kids, pets, or relaxing outdoors. Upstairs you'll find three comfortable bedrooms and a second full bathroom. The fully finished basement offers a rec room, currently set up as a home gym, along with an abundance of storage space. Additional features include two assigned parking stalls located directly in front of the unit. A great opportunity to get into homeownership at an affordable price point!