



GRASSROOTS
REALTY GROUP

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**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!