



**5219 & 5221 41 Street  
Innisfail, Alberta**

**MLS # A2290779**



**\$649,900**

<b>Division:</b>	Southwest Innisfail		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Attached Carport, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R2
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Turnkey Investment Opportunity &ndash; Full Duplex with 4 Suites (2 Illegal) Exceptional and well-located property offering FOUR doors in one FULL DUPLEX! Both sides have been renovated and reconfigured into 2 suites per side with separate entries &mdash; one upper suite and one lower illegal suite. The upper floors each feature 3 bedrooms and a 4-piece bathroom. The lower illegal suites offer 2 bedrooms and a 4-piece bathroom each. New flooring has been installed in both basements along with kitchenettes, adding modern appeal and durability. One side of the full duplex includes separate laundry, while the other offers shared laundry - providing practical options for occupants. Exterior highlights include: Covered carport parking on both sides Additional off-street and ample on-street parking Private fully fenced backyard for each side with alley access Dedicated firepit areas for both yards. Situated directly across from a playground, providing a great setting for families. Conveniently close to schools and a nearby convenience store - offering easy access to everyday amenities. This property is ideal for buyers or investors looking to expand their portfolio. A rare opportunity to own a full duplex in Innisfail!