



**4807 45 Street  
Innisfail, Alberta**

**MLS # A2292153**



**\$309,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Downtown Innisfail                              |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,000 sq.ft.                                    | <b>Age:</b>   | 1963 (63 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Insulated, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped                           |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Metal  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R-1B |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting |                   |      |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, All Window Coverings

Great curb appeal on this bungalow with a newer front deck, located on a quiet street. The home offers an open floor plan with the kitchen looking onto the living room. There are 2 bedrooms on the main level. For your convenience there is main floor laundry. You'll appreciate the large bathroom with a separate shower and jet tub. The basement is finished with plenty of rec room and storage space + a 2 piece bathroom. The home sits on a large lot and offers a detached single garage with an attached shed + a second shed. Excellent walkability to downtown.