



**4108 49A Avenue
Innisfail, Alberta**

MLS # A2301778



\$299,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,339 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Metal
Basement:	Full
Exterior:	Wood Frame
Foundation:	Block, Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1B
Utilities:	-

Inclusions: Fridge, Stove, dishwasher, hood fan, washer, dryer, central vacuum & all attachments, shed. All appliances "as is".

If you've been searching for a home with usable space, a sensible layout, and room to improve over time, this property is worth a look. Built in 1954, the home offers a large front entry, bright spacious kitchen, dedicated dining room, and the convenience of main floor laundry. Great curb appeal is added by the inviting front deck/veranda, along with paved off-street driveway parking. Some photos have been virtually staged to show the potential of the property. With 2 bedrooms plus 2 additional den/office-style rooms, this home offers flexibility for workspace, hobbies, storage, or supplemental sleeping space depending on your needs. There are 2 bathrooms and an impressive amount of storage throughout the home. Multiple living areas provide options for separate TV space, games room, hobby areas, or room for family members to spread out. A rear sunroom adds even more usable seasonal living space. Outside, the large lot features a beautiful backyard with fruit trees and back alley access. Conveniently located close to amenities, shopping, and the hospital, this property is a practical option for first-time buyers looking to build equity, or seniors and singles seeking main floor laundry and manageable living with extra space. With plenty of potential for future updates, this is a solid opportunity to add value and make it your own.