



**4823 45 Avenue
Innisfail, Alberta**

MLS # A2304450



\$335,000

Division:	Downtown Innisfail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,030 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Garage Faces Front, Garage Faces Rear, Heated Garage, RV /		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: Garburator (as-is), Shed, Central A/C

Meet "Iris" — an exceptional two-storey semi-detached home offering style, comfort, and the rare bonus of two heated garages. With over 2,000 sq ft of developed living space, this move-in ready home features 3 bedrooms and 3 bathrooms across two spacious levels above grade. A true standout, this property includes both an attached single garage and a detached single garage with workshop—both heated—ideal for hobbyists, storage, or year-round convenience. Step inside to a welcoming foyer with recently installed vinyl flooring. The lower level offers a bright and functional layout, including a spacious family room with gas fireplace and sliding patio doors leading to the fenced backyard. This level also features a large bedroom, a full 4-piece bathroom, a generous laundry room with sink and ample storage, and an additional storage room. Upstairs, the open-concept main living area is filled with natural light, highlighted by vaulted ceilings, large windows, and a second gas fireplace in the living room. The dining area comfortably accommodates a full-size table and flows seamlessly into the kitchen, complete with white cabinetry and a central island. Enjoy your morning coffee or summer BBQs on the east-facing deck just off the dining space. This level also includes two bedrooms, including the primary suite with walk-in closet, full ensuite, and access to a private, enclosed west-facing deck—perfect for relaxing at the end of the day. Additional features include new carpet (2024), central air conditioning, a water softener system, and a newer roof (2018). Ideally located within walking distance to grocery stores, restaurants, and shops, this home offers exceptional value and an attractive price per square foot for both homeowners and investors alike.