

\$434,900 - A & B, 4012 48 Avenue, Innisfail

MLS® #A2073126

\$434,900

6 Bedroom, 3.00 Bathroom, 2,770 sqft
Residential on 0.19 Acres

Southeast Innisfail, Innisfail, Alberta

INVESTMENT!!!! GREAT OPPORTUNITY ~
1.5 STY. HOME WITH ATTACHED
BUNGALOW thats a LEGAL SUITE.

LIVE ON ONE SIDE AND RENT OUT THE
OTHER TO OFFSET YOUR MORTGAGE OR
RENT OUT BOTH SIDES!!!

The 1.5 sty. has 3 large bedrooms, 1 full 4pc bathroom & 2 PC Bathroom. Open Concept Kitchen, Dinning & Living Room. Leads you out to a east facing deck to enjoy. The basement offers tons of space for storage and a family room. ((Currently Rented Out with tenant))

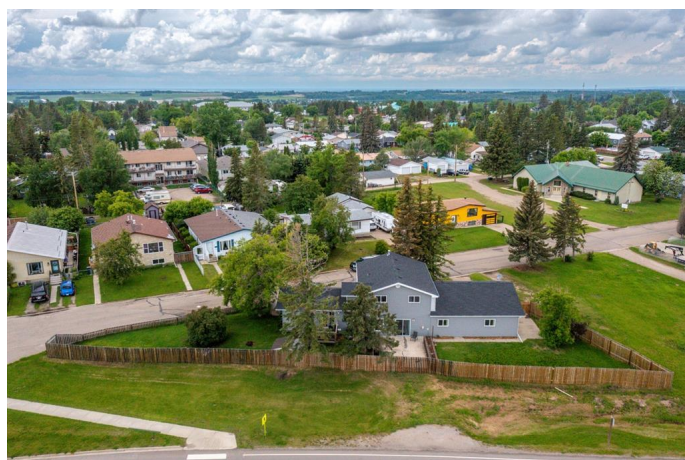
Over on The Bungalow Side it has 3 Good sized bedrooms and 1 Full bathroom. Open Concept Kitchen, Dining and Living room. Attached over sized heated garage. Both side offer tons of natural light, fully fenced, trees for privacy and a neutral paint palette.

New shingles and siding on entire home. Tons of updated throughout both sides. Beautiful vinyl flooring throughout, in-floor heat.

Built in 1961

Essential Information

MLS® #	A2073126
Price	\$434,900
Sold Price	\$427,000
Bedrooms	6



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,770
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	A & B, 4012 48 Avenue
Subdivision	Southeast Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1J6

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Garage Door Opener, Insulated, Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
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Lot Description	Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2023
Date Sold	February 28th, 2024
Days on Market	200
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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