

# \$121,900 - 4819 52 Street, Innisfree

MLS® #A2081648

**\$121,900**

2 Bedroom, 1.00 Bathroom, 926 sqft

Residential on 0.14 Acres

Innisfree, Innisfree, Alberta

This charming home exudes a quaint, cottage feel and is move-in ready, making it an ideal choice for downsizers or first-time homebuyers. A range of extensive renovations have been completed including the restoration of the original oak hardwood floors, upgraded plumbing and ductwork, new windows, upgraded electrical to 100 amp service and a furnace replacement in 2022. Fresh paint illuminates the main floor living area, creating a welcoming ambiance.

One notable improvement is the relocation of the washer and dryer unit to the second bedroom on the main floor, ensuring convenient access. The unfinished basement offers an abundance of storage space, exceeding your expectations. The backyard boasts a secluded area perfect for bird-watching on the new deck, with minimal yard maintenance required.

The single-car garage features a newer overhead garage door, ideal for parking or pursuing DIY projects. Additionally, a garden shed is included with the property. Innisfree is a close-knit community, offers a convenient commute to Vermilion or Vegreville and provides essential services such as a bank, post office, hair salon, restaurant, K-12 school, convenience store, and gas station.

Built in 1958

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2081648    |
| Price          | \$121,900   |
| Sold Price     | \$121,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 926         |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4819 52 Street            |
| Subdivision | Innisfree                 |
| City        | Innisfree                 |
| County      | Minburn No. 27, County of |
| Province    | Alberta                   |
| Postal Code | T0B 2G0                   |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 3                                                |
| Parking        | Alley Access, Off Street, Single Garage Detached |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Natural Woodwork, No Animal Home, Storage, Sump Pump(s)      |
| Appliances        | Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Unfinished                                                                |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                            |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, |

|              |                                            |
|--------------|--------------------------------------------|
|              | Low Maintenance Landscape, Street Lighting |
| Roof         | Asphalt Shingle                            |
| Construction | Stucco, Wood Frame, Wood Siding            |
| Foundation   | Block                                      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2023 |
| Date Sold      | January 16th, 2024   |
| Days on Market | 119                  |
| Zoning         | R1                   |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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