

\$339,900 - 4119 49a Avenue, Innisfail

MLS® #A2100244

\$339,900

2 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0.26 Acres

Southeast Innisfail, Innisfail, Alberta

Wow! Wow! Wow! This is the one youâ€™ve been waiting for! A Bright beautiful BUNGALOW on more than a 1/4 ACRE lot in the heart of Innisfail! This adorable bungalow has 2 bedrooms up plus a main floor laundry room that can easily be converted back to a bedroom. There is a bright sunshine kitchen with lots of counter and cupboard space and a cute breakfast nook for those rushed morning meals before work and school. A big sunny window finishes off the kitchen and lets you cook meals while keeping an eye on the kids playing in the back yard. Off the kitchen is a dining room with plenty of room for a large dining room table for those big family dinners! The dining room flows into the grand living room with a huge east facing picture window to let in the morning sun! The living room could fit an oversized sectional and is a great place to curl up to watch TV or read a book. Finishing off the main floor is a 4 piece bathroom with a walk in soaker tub! Soak your worries away with a glass of wine at the end of the day. Downstairs is another 4 piece bathroom as well as a wet bar kitchen area. The rest of the basement is untouched waiting for your vision! Think of the man cave or family room you could create down there! SO much potential! Now onto the best part about this property which is the fabulous WEST facing back yard! This yard is huge and can easily accommodate a swimming pool or playground equipment or both! The FENCED yard is very private with mature spruce and fruit trees and



the current owner used to have a massive vegetable garden behind the metal fence and gorgeous flower beds throughout the yard. See the pictures to see how the flower gardens looked in the past. And bonus there is a garden shed in the back yard to store all your garden tools. And now onto the amazing and rare DETACHED DOUBLE TANDEM GARAGE with 2 garage doors! You can approach the garage from the front or back. Great for Mom and Dad to park in the winter. His and her garages! Or perfect for a woodworker to hone his craft in one part of the garage and park a vehicle in the other half. There is also room for RV parking too! This home has been lovingly cared for by its owners of 47 years and has been freshly painted with some new light fixtures. The home has a newer roof, siding, floors, windows, furnace, front deck, and a two tiered back deck. All that's left to do is for you to move in! Oh and did we mention the location! This home is walking distance to the Autumn Grove Seniors lodge, The Innisfail Health Care Center, Aquatic center and Spray Park and the Innisfail Schools. Check out the virtual tour. Some photos have been virtually staged. Call your favorite realtor today for a showing! This one won't last long!

Built in 1959

Essential Information

MLS® #	A2100244
Price	\$339,900
Sold Price	\$317,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.26
Year Built	1959

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4119 49a Avenue
Subdivision	Southeast Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1J9

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Gravel Driveway, Tandem

Interior

Interior Features	Laminate Counters, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
Date Sold	May 3rd, 2024
Days on Market	48

Zoning	R1B
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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