

# \$314,000 - 4400 A 48 Street, Innisfail

MLS® #A2111853

**\$314,000**

3 Bedroom, 3.00 Bathroom, 1,098 sqft

Residential on 0.10 Acres

Eastgate, Innisfail, Alberta

NO CONDO FEES ~ OUTSIDE UNIT ~ NO RESTRICTIONS ~ Well Maintained Bungalow ~ Featuring 3 bedrooms (with an option of a 4th if needed) and 3 Bathrooms. Mainfloor has an Open Floor Plan with Vaulted ceilings, tons of natural light, a gas fireplace & main-floor laundry. The kitchen has lots of cabinetry, a pantry, counter-space and the island has a granite counter top. Enjoy the spacious master bedroom that boasts a walk in closet and a beautiful 3PC updated bathroom. Completing the main floor is another 2PC bathroom with extra storage space and a bedroom. The Fully Finished Basement has a good sized bedroom, 3PC bathroom and a cozy family room to enjoy. Also there is ample amount of storage space. Currently there's a room in the basement that could easily be another bedroom, craft room or storage room. The yard size is fantastic on this unit, offering tons of space for a garden, pets to run around or whatever your heart desires. The south facing back deck has an awing and allows for privacy or entertaining guests. This home is also walking distance to stores & restaurants for easy convenience.

Built in 1998

## Essential Information

MLS® # A2111853

Price \$314,000



|                |               |
|----------------|---------------|
| Sold Price     | \$309,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,098         |
| Acres          | 0.10          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4400 A 48 Street |
| Subdivision | Eastgate         |
| City        | Innisfail        |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4G 1W2          |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 1                                                                        |
| Parking        | Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings                                                                                                     |
| Heating           | Forced Air                                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                  |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                                     |

**Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Other                                            |
| Lot Description   | Back Yard, Corner Lot, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                  |
| Construction      | Brick, Other, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2024 |
| Date Sold      | March 8th, 2024 |
| Days on Market | 6               |
| Zoning         | R-3             |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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