

\$234,900 - 4604 47 Avenue, Innisfail

MLS® #A2129290

\$234,900

4 Bedroom, 1.00 Bathroom, 872 sqft

Residential on 0.13 Acres

Central Innisfail, Innisfail, Alberta

Welcome to this charming bungalow nestled on a coveted R3 zoned lot, offering both coziness and potential in equal measure. Step inside to discover a tastefully updated interior boasting modern vinyl plank flooring and elegant wide baseboard trim throughout. This cozy abode features three inviting bedrooms, perfect for accommodating family or guests. The living room flows into a dining area, ideal for entertaining or enjoying everyday meals. The well-appointed kitchen offers functionality and style. A convenient four-piece bathroom completes the main level. Descend to the basement, where additional living space awaits, including a bonus bedroom, ample storage, and a dedicated laundry room, providing flexibility and room to grow. Enhancing the home's appeal are a number of updates, including the installation of weeping tile and window wells in 2011, along with basement window replacements in 2022. The majority of the windows have been replaced, promoting energy efficiency and aesthetic cohesion. New shingles installed in 2021, coupled with a new furnace installed in the fall of 2022, offer peace of mind. The property's generous backyard beckons with the promise of outdoor enjoyment, providing ample space for gardening, recreation, or simply unwinding at the end of the day. A sizable shed offers practical storage solutions, while the corner lot adds a sense of privacy. Conveniently located close to downtown, this home offers easy access to a wealth of amenities, including



shops, restaurants, and entertainment options. Whether you're seeking a cozy retreat or a savvy investment opportunity, this charming bungalow holds endless possibilities!

Built in 1900

Essential Information

MLS® #	A2129290
Price	\$234,900
Sold Price	\$235,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	872
Acres	0.13
Year Built	1900
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4604 47 Avenue
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1N9

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Block

Additional Information

Date Listed	May 6th, 2024
Date Sold	May 28th, 2024
Days on Market	22
Zoning	R-3
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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