

4515 50 Avenue  
Innisfail, Alberta

MLS # A2264289



**\$265,000**

<b>Division:</b>	South Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1920 (106 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	None		

Welcome to a character-filled 1&frac12;-storey home in the heart of Innisfail! Bursting with charm and natural light, this 3-bedroom, 2-bath property blends functional living and a bright, open layout! Step inside through the inviting entry room- perfect for coats, shoes, and seasonal gear-featuring a garden door that leads into the cozy living room, where warm hardwood floors and large windows create a bright, welcoming space. The living area flows seamlessly into the kitchen, which offers generous cabinetry, excellent prep space, and a sunny dining area. Beyond the kitchen, a spacious laundry/mudroom provides convenient access to the back deck and yard-ideal for families, pets, and outdoor entertaining with multiple garden spaces and fruit trees. The main floor includes a comfortable bedroom and a 3-piece bath, offering flexibility for guests or main-level living. Upstairs, you'll find two additional bedrooms, including a large primary bedroom with custom built-in closets, accent lighting, and charming display nooks framed by elegant crown molding with integrated lighting-a truly unique feature that adds warmth and personality. A 3-piece bath with a classic clawfoot tub completes the upper level. Outside, you'll love the fenced yard with alley access to a detached single garage-ideal for parking, storage, or a workshop-along with additional space for RV or off-street parking. A partial basement offers extra storage and workspace options. Located steps from schools, parks, and Innisfail's downtown core, this home delivers both charm and practicality and is perfect for first-time home buyer, investors, or anyone seeking a well-maintained home with character to add your personal touches!