

4924 39 Street  
Innisfail, Alberta

MLS # A2287732



## \$349,900

<b>Division:</b>	Southeast Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Off Street, Parking Pad, Plug-In		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Landscaped, Lawn		

<b>Heating:</b>	Mid Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R1-B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** n/a

Welcome to this well-maintained 1962 bungalow offering 5 bedrooms and 2 bathrooms &mdash; a fantastic family home in a desirable neighbourhood. Step inside to a huge, south-facing living room featuring an oversized front window that floods the space with natural light. This bright and expansive area offers plenty of room for family gatherings, entertaining, or simply relaxing at the end of the day. The functional kitchen overlooks the large, totally fenced backyard, complete with a beautiful lilac tree and plenty of space for kids, pets, gardening, or future outdoor projects. The yard truly sets this property apart &mdash; offering room to play, host summer barbecues, or simply enjoy your own private outdoor retreat. Three bedrooms on the main floor provide an ideal family layout, while two additional bedrooms downstairs offer flexibility for a growing family, guests, a home office, or hobby space. The spacious primary bedroom includes a large ensuite &mdash; a rare and welcome feature in a home of this era. Ample storage throughout adds to the home's practicality. Thoughtful updates include central AIR conditioning (2018), updated upper WINDOWS and a new back DECK (2019) &mdash; perfect for enjoying that incredible backyard. Shingles were replaced in 2013, the electrical panel was updated in 2014. Located close to schools, parks, the hospital, and the swimming pool, with quick access to the QEII, this home offers both space and convenience. Large FENCED YARD. Huge BRIGHT living room. Solid home. Prime location. Ready for its next chapter.