

4919 46 Street  
Innisfail, Alberta

MLS # A2288526



## \$355,000

<b>Division:</b>	Central Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Front Drive, Garage Door Opener, Garage Faces Re		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Sump Pump(s)		

**Inclusions:** Freezer in basement, White storage cabinets in back entry/laundry room, wood stove in basement

Welcome to this well maintained and thoughtfully updated bungalow in the wonderful town of Innisfail! Ideally situated close to schools, parks, the pool, hospital, and scenic walking paths, this home offers both comfort and convenience in a family friendly neighbourhood. Built in 1968, this charming property features over 1,100 sq ft on the main floor, offering two generous sized bedrooms, main floor laundry, and a recently renovated bathroom. The kitchen is complemented by newer appliances, while updated south facing windows fill the home with an abundance of natural light. Major exterior upgrades include a durable tin roof and updated siding (completed within the last 6&ndash;7 years), providing long-term peace of mind. Important mechanical improvements have also been addressed, including some updated electrical and plumbing, a furnace installed in 2014, and a brand new hot water tank in 2024. The spacious basement offers excellent storage and flexibility, with room for additional bedrooms, a home office, and a large family room complete with a cozy fireplace. A second bathroom with a tub adds extra functionality to the lower level. Outside, you'll appreciate the spacious yard with room for RV parking, ample additional parking, and a single detached garage with power, a newer sub-panel, and an updated man door. Whether you're a first time buyer or growing family, this home offers space, updates, and value in a wonderful Innisfail location.