

**4739 53 Street  
Innisfree, Alberta**

**MLS # A2152018**



# \$179,900

<b>Division:</b>	Innisfree		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Natural Woodwork, Storage		

**Inclusions:** n/a

Motivated Seller! Mid-Century Modern Gem with Income Potential in Innisfree, AB. Welcome to this unique mid-century modern home located on a spacious corner lot in the charming Village of Innisfree. This well-maintained property showcases stunning original features, including an unpainted built-in credenza, elegant china cabinets, and a distinctive angled wall—perfect for buyers who appreciate timeless design and architectural character. Inside, you'll find: 5 bedrooms (3 on the main level, 2 downstairs); 2 full bathrooms; A large eat-in kitchen with abundant cabinetry and counter space; and a fully developed basement with a kitchenette, ideal for use as a secondary suite. The spacious rumpus room offers room for everyone, featuring a hidden playhouse for kids and a bar area for entertaining. Enjoy the outdoors in the 3-season enclosed porch, which opens to a private patio and connects to a single garage, great as a workshop or garden shed. A second double garage provides ample parking for larger vehicles or extra storage. Bonus: This property includes the adjoining lot to the south, offering even more space or future development potential. Location highlights: Walking distance to local amenities including a convenience store, gas station, bank, postal service, and a K-12 school. Just off twinned Highway 16 (Yellowhead Highway) for easy access to Vegreville, Vermilion, and Edmonton Whether you're a growing family, investor, or someone looking for a character home with room to grow, this property offers space, flexibility, and revenue potential. Don't miss your opportunity—book your private showing today!