

# \$309,000 - 4135 48 Avenue, Innisfail

MLS® #A2218772

**\$309,000**

4 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.26 Acres

Central Innisfail, Innisfail, Alberta

Pride of ownership is evident in this charming, well-maintained bungalow that's hitting the market for the first time. Situated on an expansive 11,500+ sq ft R2-zoned lot, this property offers exceptional potential for expansion.

The main floor features a spacious living room, two bright bedrooms, a full bathroom, and a large kitchen with ample room for cooking and dining. Unique to this home are two cozy sunrooms—one facing north and the other west—perfect for enjoying your morning coffee or evening sunsets.

Downstairs you'll find two additional bedrooms and a comfortable family room, offering great space for guests or extended family.

Over the years, the home has seen important upgrades including a new roof, furnace replacement, and a hot water tank (2022). While it retains its original character, the home is in excellent shape and provides a solid foundation for future updates or renovation projects.

This is a truly special opportunity to own a home with a rich history and incredible potential in a quiet, established neighbourhood.

Built in 1959



## Essential Information

MLS® #	A2218772
Price	\$309,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	924
Acres	0.26
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4135 48 Avenue
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1K1

## Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Front Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	33
Zoning	R-2

**Listing Details**

Listing Office	Real Broker
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