

# \$365,000 - 4131 48 Avenue, Innisfail

MLS® #A2174638

**\$365,000**

4 Bedroom, 3.00 Bathroom, 1,515 sqft  
Residential on 0.26 Acres

Southeast Innisfail, Innisfail, Alberta

Prepare to be Wowed! This little bungalow has been extended to over 1500 square feet, updated and improved over the years, and now perfectly blends the charm of its era with modern functionality. Starting with three beautiful covered verandahs facing both east and west, you enter the home to hardwood floors, 9 foot ceilings, sparkling chandeliers, vinyl windows and solid core doors. There are a total of three bedrooms on the main floor, the front bedroom has been fitted with built-in shelving and makes a lovely office, and the primary bedroom has been extended and given a bay window facing the back yard. There is a dedicated formal dining room with extensive storage. And the kitchen is incredible - a huge island with gas stove, additional sink and storage, a wall oven, walk-in pantry, and miles of custom cabinetry and granite countertops. There is a quaint informal eating area, a half bath, and access to the yard. The basement is only partly finished, but has two furnaces, two sump pumps, updated electrical, and 8 foot ceilings. The yard is a real oasis, with beautiful water features, raised decks and walkways and thriving flower gardens. Top it off with a huge 30x40 heated garage with workshop and additional RV parking. What a full package! This one is a must see property.

Built in 1946

## Essential Information



MLS® #	A2174638
Price	\$365,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,515
Acres	0.26
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4131 48 Avenue
Subdivision	Southeast Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1K1

### **Amenities**

Parking Spaces	5
Parking	Heated Garage, Double Garage Detached, Gravel Driveway, Oversized, RV Access/Parking, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Crown Molding, Sump Pump(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Storage, Garden
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Lot Description	Fruit Trees/Shrub(s), Landscaped, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Combination

### **Additional Information**

Date Listed	October 22nd, 2024
Days on Market	142
Zoning	R-2

### **Listing Details**

Listing Office	Century 21 Maximum
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