

# \$330,000 - 4028, 49 Avenue, Innisfail

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MLS® #A2216774

## \$330,000

2 Bedroom, 1.00 Bathroom, 1,058 sqft

Residential on 0.20 Acres

Central Innisfail, Innisfail, Alberta

Welcome to 4028 49 Avenue located in Central Innisfail. A charming bungalow on a large lot that has been well maintained and awaits its new owners. This home offers a good size living room/dining area, which is open to the u-shaped kitchen with pantry. Beautiful wood cabinets and ample counter space. Down the hall is a good sized primary bedroom, the second bedroom and 4 pc bath. Just off the kitchen to the back of the home is an extra space to set up a home office or even just an extra space for a cozy reading nook or sitting area. Off of this area you have two doors on each side, one to your private patio and the other to the side of the property. Heading down the stairs is a large but cozy family room with a wood burning stove and a perfect sized dry bar for entertaining friends on hockey or ball game nights. The rest of the basement is laundry room, utility area that has a toilet and a sink just tucked away behind a shower curtain. As well as a small room for fire wood or storage. The back yard is cute with large patio space and a private sitting area just out the side door of the den. A perfect setting for entertaining or enjoying a quiet evening. Zero-scaping completes the rest of the yard with mature trees. Double detached insulated garage, shed, perfect sized shop on skids that is insulated and has power, perfect for hobbies or a home business.

Built in 1963



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216774    |
| Price          | \$330,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,058       |
| Acres          | 0.20        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4028, 49 Avenue   |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 1J8           |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Wet Bar              |
| Appliances        | Electric Oven, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Desert Back |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Block   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 8             |
| Zoning         | R-2           |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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