# \$348,000 - 4408 50 Avenue, Innisfail

MLS® #A2257947

### \$348,000

3 Bedroom, 2.00 Bathroom, 1,188 sqft Residential on 0.15 Acres

Central Innisfail, Innisfail, Alberta

# IMMEDIATE POSSESSION | CENTRAL INNISFAIL LOCATION | WELL-MAINTAINED FAMILY HOME

Perfectly situated close to schools, shopping, and amenities, this charming home offers plenty of space inside and out. With 3 bedrooms, 2 full bathrooms, and a single detached garage, it's a fantastic fit for families, downsizers, or anyone looking for a move-in-ready property.

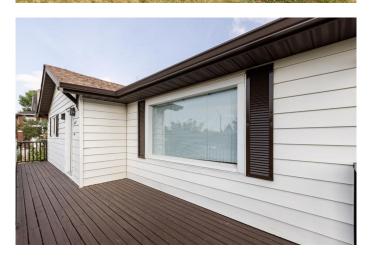
Step inside through the welcoming front entry and into a spacious family room that flows seamlessly into the dining areaâ€"an ideal setup for family time and entertaining. The kitchen provides ample storage, generous counter space, and updated appliances for everyday convenience. The main level also features two good-sized bedrooms and a recently updated 3-piece bathroom.

The basement offers lots of lighting and functional, with lots of windows, plenty of storage, a spacious 4-piece bathroom, and an additional bedroom. The oversized family room offers even more flexibilityâ€"whether for movie nights, hobbies, or the option of adding a fourth bedroom.

Outdoors, enjoy a large front deck, plus a covered back deck perfect for year-round relaxation. The expansive backyard includes extra parking space, room for RV storage, and even potential to add a second garage. The single detached garage is ideal for parking, storage, or a workshop/man-cave setup. This well-kept property combines comfort,







functionality, and a prime central locationâ€"ready for its next owners to enjoy.

#### Built in 1948

#### **Essential Information**

MLS® # A2257947 Price \$348,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,188
Acres 0.15
Year Built 1948

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 4408 50 Avenue Subdivision Central Innisfail

City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G 1M4

#### **Amenities**

Parking Spaces 1

Parking Alley Access, Concrete Driveway, Driveway, Off Street, Parking Pad, RV

Access/Parking, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Soaking Tub, Storage, Sump Pump(s)

Appliances Dishwasher, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Other, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 17th, 2025

Days on Market 1

Zoning R1C

## **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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