

# \$385,000 - 4044 50 Avenue, Innisfail

MLS® #A2266976

**\$385,000**

2 Bedroom, 2.00 Bathroom, 1,455 sqft

Residential on 0.24 Acres

South Innisfail, Innisfail, Alberta

Welcome to 4044 50 Avenue – a beautifully maintained bungalow nestled on a large, mature lot in the heart of Innisfail. This home reflects true pride of ownership inside and out. Perfectly situated close to the hospital, schools, sporting facilities, the seniors’ home, and walking trails, it’s also just a short stroll to downtown shopping and amenities. Step inside and immediately feel the warmth and charm of this inviting home. The main level offers two bedrooms, 1 bathroom, and a thoughtfully designed layout filled with natural light. The front living room features beautiful bay windows that frame the outdoor views, creating a bright and welcoming space to gather. The adjoining formal dining room provides an ideal setting for hosting family dinners or entertaining guests. The kitchen offers plenty of storage and functionality, finishing the main area is a sunny addition that expands the main living space – perfect for relaxing or enjoying morning coffee with a view of the backyard. Hardwood flooring and laminate adds timeless appeal, while convenient main-floor laundry and updates such as newer shingles and a newer hot water tank bring added comfort and peace of mind. Downstairs, the fully finished basement exudes vintage charm. The cozy family room features a classic wood-burning fireplace, wet bar, and warm wood finishes that create a nostalgic and comfortable retreat for evenings spent with family and friends. Lots of storage as well as an extra fridge and



freezer finish it off. Outside, this property is a dream for gardening and outdoor enthusiasts. The expansive yard is beautifully landscaped with mature trees, garden boxes, and a greenhouse. A detached "ocean cave" or workshop offers additional hobby space, while the heated double detached garage and oversized driveway provide ample parking and storage. Lovingly cared for and exceptionally clean, this home stands as a rare find in one of Innisfail's most convenient and established areas. With its combination of character, updates, and unbeatable location, 4044 50 Avenue is truly one of a kind. If you've been waiting for the right home, this could be the one.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266976    |
| Price          | \$385,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,455       |
| Acres          | 0.24        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4044 50 Avenue  |
| Subdivision | South Innisfail |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1J3         |

## Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                                                          |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage Faces Side, On Street, RV Access/Parking, Paved |
| # of Garages   | 2                                                                                                                                                          |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Wet Bar                             |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Basement, Stone, Wood Burning                                                                 |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Storage                                                                                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Street Lighting |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Stucco, Vinyl Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 3                  |
| Zoning         | R-1B               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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