

# \$499,000 - 3808 49a Avenue, Innisfail

MLS® #A2231045

**\$499,000**

5 Bedroom, 3.00 Bathroom, 1,168 sqft

Residential on 0.28 Acres

South Innisfail, Innisfail, Alberta

This bi-level home is perfect for large families that need lots of room or small families that are looking extra space and storage.

This modernized dwelling has updated windows, a re-modeled kitchen with island, appliances that are around 3 years old (with the exception of the dryer) and a furnace that was new in 2019. The house received an EnerGuide Rating of 104 in February 2024 (putting it on the same level as a typical new home). With 2022 square feet of living space including 5 bedrooms (3 on main level and 2 in the finished basement), plus an extra room for office space, a utility room, multiple storage areas, large basement family room, and full bathrooms upstairs and down. Walk out your front door to Cannon Park Playground. You are within walking distance of schools, aquatic centre, baseball diamonds, and more!

Other Property Features include: a 1/4 acre lot in a low traffic neighbourhood. Ample parking for an RV, trailer, boat, etc.. or up to 6 vehicles in the driveway, 24x24 double garage with built in shelving/storage, fenced backyard with deck and many mature trees including apple tree.

Built in 1976

## Essential Information

MLS® # A2231045

Price \$499,000



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.28
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3808 49a Avenue
Subdivision	South Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1J2

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Fruit Trees/Shrub(s), Treed
Roof	Asphalt Shingle
Construction	Stone, Wood Siding
Foundation	Wood

**Additional Information**

Date Listed	June 16th, 2025
Days on Market	56
Zoning	R-1C

**Listing Details**

Listing Office	ComFree
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