

# \$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 | 84              |
| Zoning         | R-1C            |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.