

# \$365,000 - 4402 48 Avenue, Innisfail

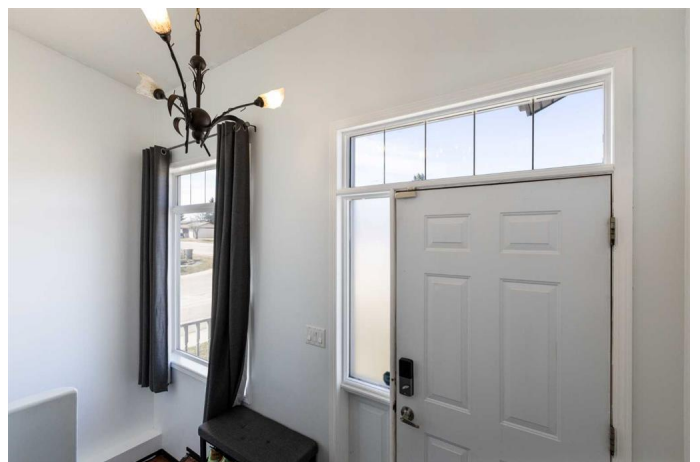
MLS® #A2211828

**\$365,000**

3 Bedroom, 2.00 Bathroom, 1,130 sqft  
Residential on 0.11 Acres

Southeast Innisfail, Innisfail, Alberta

If you've been looking for a home that offers space, comfort, and room to grow all in a great location, this is the one. This 3-bedroom, 2-bathroom home is located in a friendly neighbourhood that's close to schools, parks, and all the everyday essentials like shopping and restaurants. Step inside and you'll love the bright, open feel with vaulted ceilings in the main living area and kitchen making these spaces feel even more airy and inviting. The living room is super cozy with a gas fireplace, perfect for movie nights or relaxing after a long day. The open-concept kitchen and dining area is great for entertaining or just keeping everyone connected during mealtime. Right off the dining room, there's a deck that's perfect for morning coffee, summer BBQs, or simply soaking up some fresh air. The primary bedroom comes with its own ensuite, giving you a nice bit of privacy, and the two additional bedrooms offer flexible space for family, guests, or a home office. Completing the main floor is a 4pc bathroom. Downstairs, the basement is framed and ready for your ideas. There's space for a couple more bedrooms, a roughed-in bathroom, a utility/laundry room, and a generous rec room perfect for movie nights, a playroom, or a hangout space. Some updates are already done, including a new roof (completed August 2024), plus a single detached garage that gives you extra parking or storage. This home has that comfortable, easy-going feel with lots



of room to grow into.

Built in 2003

### **Essential Information**

MLS® #	A2211828
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,130
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4402 48 Avenue
Subdivision	Southeast Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1Y2

### **Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bathroom Rough-in, Kitchen Island, Laminate Counters, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Street Lighting
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	4
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.