# \$259,900 - 5140 48 Street, Innisfail

MLS® #A2213462

# \$259,900

3 Bedroom, 1.00 Bathroom, 1,512 sqft Residential on 0.20 Acres

Central Innisfail, Innisfail, Alberta

Welcome to this lovingly updated 3-bedroom, 1-bathroom home with over 1,500 sq ft of space, bursting with charm and ready to be loved. With good bones, brand-new flooring, an updated bathroom, and new light fixtures in the main living area, this home blends comfort and character with smart updates.

The home features a durable metal roof, covered west-facing patio, and all appliances included. Outside, you'II find two storage sheds and an oversized, fully fenced yard with space to grow, relax, or expand.

Zoned R3, these 2 LOTS, on one parcel, offer exciting multi-family development potential, and with services already upgraded, it's a forward-thinking investment for homeowners, investors, or developers.

Located in the heart of town, a convienient walkable area, you're just minutes from downtown, shopping, schools, and the hospitalâ€"plus within walking distance to the gym, restaurants, bowling alley, billards, darts, hair salon, gas station, and post office. This home offers both lifestyle and convinient location.

Highlights:

3 bedrooms / 1 full bath

Over 1,500 sq ft of living space

Updated bathroom







Brand-new flooring

New light fixtures in main living area

Metal roof

Covered west-facing patio

All appliances included

2 storage sheds

Oversized fenced yard

R3 zoning â€" multi-family development potential

Upgraded services ready for future expansion

Close to hospital, downtown, schools, and shopping

Walking distance to gym, restaurants, bowling, and post office

Full of character â€" ready to be loved

Affordable, full of charm, and packed with potentialâ€"this is a rare find in a walkable, well-connected neighborhood.

Built in 1911

## **Essential Information**

MLS® # A2213462 Price \$259,900

Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 1,512 Acres 0.20 Year Built 1911 Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 5140 48 Street
Subdivision Central Innisfail

City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G 1L8

#### **Amenities**

Parking Spaces 8

Parking Additional Parking, Off Street, Oversized, Parking Pad, RV

Access/Parking, Alley Access, On Street, Unpaved

#### Interior

Interior Features Open Floorplan, Ceiling Fan(s)

Appliances Electric Stove, Refrigerator, Dryer, Washer

Heating Forced Air, Natural Gas, Baseboard, Combination

Cooling None

Has Basement Yes

Basement Crawl Space, None

#### **Exterior**

Exterior Features Rain Gutters, Storage

Lot Description Back Yard, Landscaped, Back Lane, Corner Lot, Street Lighting

Roof Metal

Construction Vinyl Siding

Foundation Combination, Piling(s)

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 181 Zoning R-3

# **Listing Details**

Listing Office RE/MAX real estate central alberta

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