

# \$340,000 - 4020 49 Avenue, Innisfail

MLS® #A2239050

## \$340,000

3 Bedroom, 2.00 Bathroom, 1,330 sqft  
Residential on 0.21 Acres

Southeast Innisfail, Innisfail, Alberta

Situated in a well-established neighbourhood and just a short walk to the schools, pool, and parks—this home has a little something for everyone! Step inside and you™re greeted with a bright, open layout connecting the kitchen, dining, and living room. It™s a great space for hosting friends or just enjoying everyday family life, with tons of natural light pouring in. The main floor offers two nicely sized bedrooms, a 4-piece bathroom, and a handy office that could easily double as a fourth bedroom if needed. One of our favourite spots? The cozy side porch—it's heated and perfect for a playroom, hobby space, or even a laid-back rumpus room. Head downstairs and you™ll find even more living space with a large family/rec room, an additional bedroom with great storage, a 2-piece bath, and your laundry area. Outside is where this property really shines—there™s an oversized yard with tons of space to relax, garden, or play. Plus, there's a double detached heated garage, a storage shed, and RV parking with easy alley access. Some of the big-ticket updates are already done for you: newer furnace (2022), hot water tank (2017), updated windows on the main floor in the bedrooms, bathroom, and office, and shingles are approx. 8–10 years old. Whether you™re a growing family or just need more room to spread out, this home is full of potential and charm in a location that™s hard to beat!

Built in 1961



## Essential Information

MLS® #	A2239050
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,330
Acres	0.21
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4020 49 Avenue
Subdivision	Southeast Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1J5

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private, Treed
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

## Additional Information

Date Listed	July 11th, 2025
Days on Market	7
Zoning	R-2

## Listing Details

Listing Office	RE/MAX real estate central alberta
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