



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



Main Photo

### Property Description

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'll 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 convenient walkable area, you're just minutes from downtown, shopping, schools, and the hospital—plus within walking distance to the gym, restaurants, bowling alley, billiards,



darts, hair salon, gas station, and post office. This home offers both lifestyle and convenient 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 – 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 – ready to be loved

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

#### **REALTOR Referral**

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