

**4523 47 Street  
Innisfail, Alberta**

**MLS # A2278407**



**\$189,000**

<b>Division:</b>	Eastgate		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 362
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** Dishwasher, Washer, Dryer, Deep Freezer, Microwave, Refrigerator, Stove, Ceiling fan(s), Blinds & Window coverings

This 3-bedroom, 2-bathroom home offers a functional layout with plenty of living space for families, first-time buyers, or investors. The main floor features an updated kitchen with stainless steel appliances, convenient main-floor laundry, a full bathroom, and a spacious living room with patio doors leading to your fully fenced backyard, perfect for kids, pets, or relaxing outdoors. Upstairs you'll find three comfortable bedrooms and a second full bathroom. The fully finished basement offers a rec room, currently set up as a home gym, along with an abundance of storage space. Additional features include two assigned parking stalls located directly in front of the unit. A great opportunity to get into homeownership at an affordable price point!