

# \$375,000 - 4940 48 Street, Innisfail

MLS® #A2225155

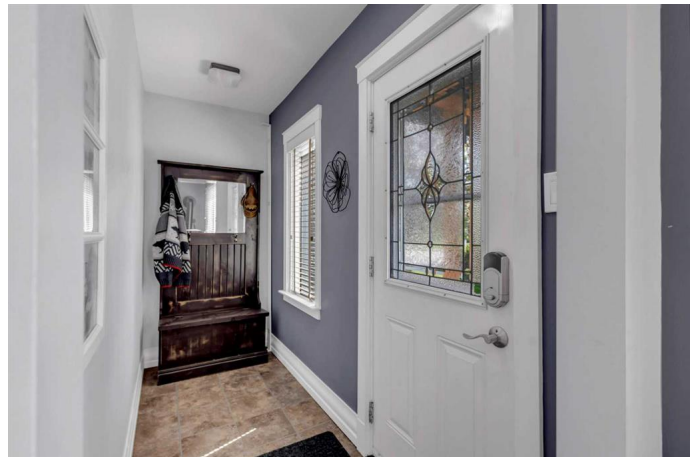
**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.14 Acres

Downtown Innisfail, Innisfail, Alberta

Welcome to 4940 48 Street in Innisfail—a beautifully renovated bungalow featuring a massive 44' x 28' heated detached garage/shop. This home boasts excellent curb appeal with mature landscaping, including a privacy hedge at the front and an updated exterior. Step inside to a spacious living room highlighted by hardwood floors, crown mouldings, and a cozy gas fireplace. The renovated galley kitchen features rich, dark-stained cabinetry and a stylish backsplash, while the adjoining dining area offers a window and door leading to the large back deck. The main floor includes the primary bedroom, a second bedroom, and a full 4-piece bathroom. The fully finished basement offers a large family/rec room with a wet bar, another 4-piece bathroom, a laundry area, and storage space. The backyard is ideal for entertaining, with a huge deck, large concrete patio, included shed, and the standout feature—an oversized heated garage/shop. The west side of the garage, added in 2018, features a high vaulted ceiling, perfect for a future hoist and additional storage. The east side offers more parking and workspace. Zoned RT (Residential Transition), this property offers flexibility for home-based business opportunities. Additional upgrades include: shingles (2018), new siding with 1½" blackboard insulation (2018), added attic insulation (2018), updated electrical panel (2022), hot tub wiring, all vinyl windows, and kitchen and hardwood flooring renovations



(approx. 8 years ago). Located just steps from shopping and dining, 4940 48 Street offers the perfect balance of private comfort and everyday convenience.

Built in 1950

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225155    |
| Price          | \$375,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,085       |
| Acres          | 0.14        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 4940 48 Street     |
| Subdivision | Downtown Innisfail |
| City        | Innisfail          |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4G 1N1            |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 4                                    |
| Parking        | Heated Garage, Quad or More Detached |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                              |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Boiler, Radiant                                                            |
| Cooling           | None                                                                       |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Back Lane, Landscaped  |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Block, Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 18             |
| Zoning         | RT             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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