

5139 48th Street
 Innisfail, Alberta

MLS # A2265569



\$1,299,000

Division:	Central Innisfail		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	3,968 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency, Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge x 4, Stove x4, Dishwasher x 4, Over Range Microwave x 4, Washer and Dryer x 4

This exceptional BRAND NEW 4-plex offers a rare chance to own a turnkey multi-family property in the heart of Innisfail. With a total of 3,968 sq. ft. above grade and an additional 1,736 sq. ft. below grade, the property combines style and functionality throughout. Each of the four units provides 1,426 sq. ft. of finished living space with a bright open-concept main floor featuring custom cabinetry, a large center island, granite countertops, and a convenient two-piece bathroom. Upstairs, both bedrooms are generously sized and include their own private four-piece ensuites, while the fully finished basement adds even more living space with a family room, an additional bedroom, laundry complete with washer and dryer and a full bathroom. In total, every unit offers three bedrooms and three and a half bathrooms, designed to meet the needs of modern living. The property is centrally located close to downtown and only one block from the town's schools, making it highly desirable for families and long-term tenants. The exterior is landscaped and includes parking pads for each unit, creating a low-maintenance and well-planned development. With 5,704 sq. ft. of total finished living space across all four units, this brand new build with Certified New Home Warranty is an outstanding opportunity for investors or owner-occupiers in one of Alberta's growing communities. Based on a market rent of \$2000 per month (per unit) your gross cap rate would be 7.4% and combined with a 10 year new home warranty make for a worry free investment.