



**4406 54A Avenue Crescent
Innisfail, Alberta**

MLS # A2301230



\$369,900

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,018 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Shed, Portable AC unit

Tucked into a quiet location on the corner of an alley, this original owner, custom-built home offers extra space, privacy, and a layout designed for everyday living. Fully finished from top to bottom, this 4 bedroom, 2 bathroom home is perfectly situated within walking distance to schools, walking trails, the pool, and more—making it an ideal fit for families or anyone who values convenience and community. Step inside to a spacious entryway that welcomes you with an abundance of natural light and a bright, open feel. The main floor showcases beautiful hardwood throughout, highlighted by vaulted ceilings that enhance the airy, open-concept design. The kitchen is both functional and inviting, featuring ample cabinetry, generous counter space, a corner sink, pantry, and an eat-up area—perfect for casual meals or gathering with friends and family. Just off the kitchen, step onto the east-facing back deck where you can enjoy your morning coffee in the sun and relax in the shade during the afternoon. The dining and living areas flow seamlessly together, creating a warm and comfortable space for entertaining or everyday living. The primary bedroom offers plenty of room for a larger bed and additional furniture, while a second main-floor bedroom and a well-appointed 4-piece bathroom complete this level. Downstairs, the fully developed basement provides even more space with a large family room, Corner Fireplace, 2 additional generous bedrooms, a laundry room, and plenty of storage. Outside, you’ll appreciate the private backyard that backs onto a berm—meaning no rear neighbours. The yard is fully fenced and includes a shed, under-deck storage, and a parking pad with room for vehicles or the potential to build your future garage. New in Shingles (2021) New Fridge (2025) New Washer (2026) This is a

well-cared-for home in a fantastic location, offering space, functionality, and a lifestyle you'll love.