



**5323 Margodt Close  
Innisfail, Alberta**

**MLS # A2305707**



**\$474,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Margodt  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,808 sq.ft.   | <b>Age:</b>   | 1984 (42 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.23 Acre  |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Landscaped, Street Lighting, Underground Sprinklers |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Wood Frame, Wood Siding                    | <b>Zoning:</b>    | R-1B |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Laminate Counters |                   |      |

**Inclusions:** Mirror on Primary suite bathroom door and Mirrors in upstairs hallway

Tucked into a quiet close on a MASSIVE, uniquely shaped lot with back lane access, this home offers space, functionality, and outdoor living in a league of its own! From the moment you arrive, you'll notice the long, wide driveway for plenty of off street parking, a double attached heated garage, back alley access, and an inviting covered front veranda. Inside, the layout is both practical and welcoming featuring a bright front living room that's perfect for growing plants. The kitchen is spacious with solid wood cabinetry, a triple sink w/ a garburator, tons of custom wood drawers, cupboards, built-in cabinet space and a dining area that flows directly out to the covered back deck. You will appreciate the convenience of main floor laundry and a 2-piece bathroom right off the entrance to the backyard exactly where you need it when entertaining guests. A few steps down, the sunken family room creates a cozy gathering space anchored by a gas fireplace-perfect for relaxing winter evenings. Upstairs, the primary bedroom is impressively sized with room for a full furniture set and multiple large closets-complete with its own private 3 piece ensuite. Two additional bedrooms and a full 5 piece bathroom complete the upper level. The fully developed basement expands your options even further with a large rec room, an additional bedroom, a bedroom/office, a full bathroom, and plenty of storage-ideal for guests, teens, or someone working from home. Step outside and you'll understand what truly sets this property apart! The fully fenced yard offers exceptional privacy and space, with mature trees, garden beds, a firepit area, a pond, a play structure, a shed, and multiple seating zones including a stone patio. Whether you're entertaining, gardening, or simply enjoying the outdoors, this yard delivers! Crab-apple, Nan King Cherry trees, raspberry,

honey berry and red currant bushes- the list goes on and on! The property has underground sprinklers for both the front and backyard and the ability to collect 550 gallons of rain water for watering everything. The covered back deck extends your living space and allows you to enjoy it in any weather. Updates to the property include a brand new hot water on demand tank in 2025, central air conditioning, all new toilets and sinks and new vinyl plank flooring in the basement. Other nice features include hardy board siding and composite front steps with lights inset into the risers, which enhances the property's curb appeal. An added bonus is the 37' RV parking pad in the back! This is a solid, well-maintained home with an incredible lot, a flexible layout, and room to grow. Immediate comfort with long-term potential!