



GRASSROOTS
REALTY GROUP

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4344 60a Avenue Crescent
Innisfail, Alberta

MLS # A2310127

\$525,000



Division:	Napoleon Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,417 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Track Lighting		

Inclusions: TV & Mount in main floor living room; pergola with wind screens & lights, area rug in primary bedroom, all shelving in garages; smaller beverage fridge in front garage, lawn mower

Visit REALTOR® website for additional information. Situated in a quiet neighbourhood on a large corner lot, this spacious 2-story home with central air conditioning offers exceptional space both inside and out, featuring thoughtful upgrades throughout, beautifully updated outdoor living, two garages, and extensive RV parking—ideal for families, hobbyists, or anyone needing extra room to grow. Step into the spacious foyer that opens into a bright and welcoming living room with hickory hardwood flooring and large windows that fill the home with natural light. The kitchen features natural wood cabinetry, newer countertops, white appliances, a garburator, and a pantry for added storage. The dining area leads directly to the beautifully updated backyard with a stunning two-tier deck and pergola, perfect for entertaining or relaxing outdoors. A convenient 2-piece bathroom completes the main floor. Upstairs, the second level offers 3 bedrooms and 2 full bathrooms, including a spacious primary suite with a walk-in closet and private 3-piece ensuite. The lower level adds even more functional living space with a recreation room, fourth bedroom, 4-piece bathroom, and utility room with stacked washer and dryer. The backyard was redesigned in 2024 and creates an inviting outdoor retreat complete with mature landscaping, two-tier deck and pergola, a fire pit area, underground sprinklers in the front yard, and two storage sheds. A major highlight of the property is the heated detached double garage, featuring insulation, drywall, 220V power with a 60-amp sub panel, 9' ceilings, attic storage, and excellent flexibility for projects, storage, or workshop use. There is also an attached insulated super single garage, plus a 30x30 gravel parking pad with bifold gate offering outstanding RV or trailer parking. A well-maintained & meticulously cared property with exceptional

parking, functional space, and a family-friendly layout in a desirable Innisfail location.