



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5039 56 Street E
Innisfail, Alberta

MLS # A2310164



\$359,000

Division:	Dodds Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,248 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Front Yard, Sloped Down, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	Public Sewer, Septic System, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	See Remarks, Wood	Utilities:	See Remarks, Sewer Connected
Features:	Central Vacuum, No Smoking Home		

Inclusions: OUTDOOR SHEDS, WOOD PILE,

THIS IS A SPACIOUS FULLY DEVELOPED HOME ON AN OVERSIZED LOT WITH A LARGE GARAGE AND THE PATIO/DECK RUNS THE FULL LENGTH OF THE HOME. ALSO FEATURES A VERY UNIQUE SPIRAL STAIRCASE. THIS PROPERTY REQUIRES ALOT OF RENOVATIONS AND UPGRADES THROUGHOUT. QUICK POSSESSION CAN BE AVAILABLE. AN EASY WALK TO TOWN SHOPPING.