



**5344 37A Street  
Innisfail, Alberta**

**MLS # A2310885**



**\$412,000**

<b>Division:</b>	Margodt		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** All existing appliances (as is), Shed, firepit, playhouse

Welcome home! This nicely updated bilevel on a corner lot offers the perfect blend of comfort, function, and outdoor living. Upstairs you'll love the bright sunny living room, fresh paint, new flooring, and open floor plan that creates an inviting atmosphere throughout. The lower level offers 2 additional bedrooms, a den, Living room, laundry, 3 piece bathroom and a library room. Outside, the fully fenced yard is ready for summer with a fire pit, playhouse, and a fantastic multi-tiered deck with plenty of storage below. The oversized double detached garage with 220 plug provides excellent space for vehicles, toys, or projects. Located close to Raspberry Park and move-in ready with key updates already completed: house roof (2020), garage roof (2023), and hot water tank (2024).