



GRASSROOTS
REALTY GROUP

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**5949 45 Street Crescent
Innisfail, Alberta**

MLS # A2311135



\$684,900

Division:	Napoleon Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,127 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Snooker table and accessories, Shed

Welcome to this beautifully maintained 4 bedroom, 3 bathroom bungalow located in the highly sought-after Napoleon Lake neighbourhood of Innisfail. Backing directly onto green space and walking paths, this exceptional property offers over 2,100 sq ft above grade plus an expansive fully finished basement designed for comfortable family living and entertaining. The main floor features a bright and functional layout with multiple living spaces, including both a spacious living room and a warm inviting family room, each complete with its own gas fireplace. The renovated kitchen showcases granite countertops, quality cabinetry, a gas cooktop, built-in oven, large island, pantry, and a sunny breakfast nook overlooking the backyard and green space. A formal dining area provides additional space for hosting family gatherings and special occasions. The primary bedroom offers a luxurious retreat with a beautifully renovated 5-piece ensuite featuring heated floors, heated towel rack, jetted tub, and generous space to unwind. Two additional bedrooms, a full 4-piece bathroom, welcoming foyer, and convenient main floor laundry complete the upper level. New hardwood flooring throughout much of the main floor adds warmth and elegance to the home. Downstairs, the fully finished lower level provides an incredible amount of additional living space. The expansive games and recreation areas create the perfect setup for entertaining, movie nights, hobbies, or a growing family. The snooker table and accessories are included, making this space ready to enjoy from day one. The lower level also includes a large fourth bedroom with walk-in closet, a dedicated office, additional den/flex space, full bathroom, and substantial storage and utility areas. Additional features include central air conditioning, RainBird sprinkler system, backup generator, heated triple attached garage,

private landscaped yard, and no rear neighbours. Located close to arenas, schools, shopping, parks, Napoleon Lake, and extensive walking paths, this home offers an exceptional combination of location, space, and lifestyle. Recent mechanical updates include a furnace replaced in 2019 and hot water tank in 2017. Whether you're looking for space to entertain, room for a growing family, or simply a peaceful location close to nature and amenities, this exceptional property truly has it all. Opportunities like this in the Napoleon Lake neighbourhood don't come along often.