



GRASSROOTS
REALTY GROUP

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5009 41 Street Close
Innisfail, Alberta

MLS # A2314258



\$450,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,585 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Over		
Lot Size:	0.21 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating: Boiler

Floors: Carpet, Laminate

Roof: Flat

Basement: Full

Exterior: Other

Foundation: Poured Concrete

Features: Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1B

Utilities: -

Inclusions: 1 additional refrigerator and 1 additional electric stove currently in the basement.

Not every home is about the latest finishes. Sometimes, it is about the space, the setting and the opportunity to make a property your own. Tucked into a quiet cul-de-sac in an established Innisfail neighbourhood, this spacious bungalow sits on an unusually large 9,286 sq. ft. lot, created by combining the original residential lot with a neighbouring vacant parcel, now consolidated onto one title. The result is a generous, private yard with mature trees, established hedges and plenty of room for gardening, entertaining, pets or simply enjoying the outdoors. Inside, the home offers more than 1,500 sq. ft. on the main floor with a distinctive layout that differs from a traditional bungalow. All three bedrooms are located on the main level, including a generously sized primary bedroom, along with a five-piece bathroom and an additional two-piece bath. The living and dining areas provide ample gathering space, while the eat-in kitchen offers a practical setting for everyday meals. Large windows and a skylight above the staircase bring natural light into the home. The developed lower level includes a substantial recreation and games area, four-piece bathroom, laundry and additional storage, offering flexibility for hobbies, family activities or other uses. This is an established home with a mix of updates and original characteristics, and buyers should anticipate that some finishes and improvements may benefit from further attention over time. For those who value space and are comfortable making a home their own, there is plenty to work with here. Outside, an oversized double detached garage and long driveway provide generous parking and storage options. Parks, schools, recreation facilities, walking trails and everyday amenities are all within easy reach. The real appeal of this property lies in its combination of a large bungalow, an exceptionally generous lot, mature landscaping, privacy and a quiet

location. If you are looking for a property with room to grow, personalize and enjoy, this one deserves a closer look.