



**3519 51A Avenue  
Innisfail, Alberta**

**MLS # A2316451**



**\$419,900**

<b>Division:</b>	Southeast Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Window Coverings except in the bedrooms, Shed

Welcome to this beautifully updated family home located in a quiet, family-friendly area of Innisfail. Situated directly across from a park and within walking distance to schools, playgrounds, walking paths, and local amenities, this property offers the perfect blend of comfort, convenience, and community living. This well maintained bi-level features over 1,090 sq. ft. on the main floor with 3 bedrooms and 1.5 bathrooms, making it an ideal home for growing families. The bright and inviting main level offers a spacious living room, updated and functional kitchen with appliances under 5 years old, also a dining area with plenty of room for everyday living and entertaining. Patio doors off the dining room lead directly onto the deck, creating the perfect space for summer BBQs, morning coffee, or simply relaxing and enjoying sunny afternoons. The primary bedroom includes a convenient 2 piece ensuite, while two additional bedrooms and a full bathroom complete the main floor. The fully finished lower level provides exceptional additional living space with a large family room, games area which could also be an additional bedroom, and a 3 piece bathroom, creating the perfect space for movie nights, hobbies, or hosting guests. Outside, you'll appreciate the private fenced yard, rear deck, storage shed, and RV parking access. The oversized 23'6" x 25'6" detached double garage offers 240volt service, parking pad, and off-street parking provide ample room for vehicles, recreational toys, and guests. Set on a generous lot in Southeast Innisfail, this property offers the lifestyle families are looking for, with a park just steps from your front door, nearby schools, and easy access to shopping, recreation, and everyday amenities. A move-in ready family home in a fantastic location!