



**6014 44 Street Crescent  
Innisfail, Alberta**

**MLS # A2317274**



**\$474,900**

<b>Division:</b>	Napoleon Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** white shelves and metal shelf in basement, tv mount in primary, mirror at front door, 4 cameras and door bell camera comes with hard drive, motion detectors, (This is Lorex brand, runs off of cell phone, no fees)

Step inside and discover the space you've been looking for! This well cared for 4-level split offers bright, open living areas designed for everyday comfort and effortless entertaining. The spacious main floor is filled with natural light and features a large kitchen complete with a pantry, plenty of cabinet and counter space, and a dining area with direct access to the deck, perfect for summer BBQs or enjoying your morning coffee. The deck also includes a natural gas hookup for your BBQ, making outdoor entertaining a breeze. A generous front entry welcomes family and guests with room to spare. Upstairs, you'll find all three bedrooms, including a spacious primary retreat with its own 3 piece ensuite and a large closet. The additional two bedrooms are serviced by a full 4 piece bathroom, creating a functional layout that's ideal for families. The third level is the perfect place to unwind, featuring a cozy family room with a gas fireplace, a full bathroom, convenient laundry room, and direct access to the backyard. The unfinished basement offers endless possibilities with a sink already in place, ideal for the home winemaker, hobby enthusiast, craft room, workshop, or future development. You'll also appreciate the extensive crawl space, providing exceptional storage. Outside, enjoy a beautifully landscaped, fully fenced backyard with mature trees, fruit trees, a garden area, and plenty of space for kids, pets, and outdoor entertaining. Completing the package is a double detached garage, making this property the perfect blend of space, functionality, and outdoor living. This move in ready home combines space, comfort, and a beautiful outdoor setting.