



GRASSROOTS
REALTY GROUP

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5147 53 Street
Innisfail, Alberta

MLS # A2317624



\$171,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	761 sq.ft.	Age:	1940 (86 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Irregular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Dugout	LLD:	-
Exterior:	Mixed	Zoning:	RN-14
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Vinyl Windows		

Inclusions: Storage Shed

Welcome to this quaint, little home - Perfect for your first starter home or for the investor looking for an affordable rental property. This home has been freshened up throughout with new paint, new bath tub surround, and brand new blinds on all the windows. The electrical panel was upgraded from 60 amp to 150 amp service on June 23, 2026. Though not large in size, this home can easily accommodate a small family. The fenced in yard offers plenty of privacy with it's large trees, white and lavender lilac bushes and plentiful perennials. Bring your pets - the yard is fully fenced and there's even a dog house in the yard. There is a small storage shed located on the property. Owner will install a working electric stove prior to possession. PLEASE NOTE: ALL PHOTOS SHOWING FURNITURE HAVE BEEN AI ENHANCED IN AN EFFORT TO SHOW VIEWERS THE POSSIBILITES OF WHAT THE ROOMS COULD LOOK LIKE WITH FURNITURE.