



**5024 43 Street  
Innisfail, Alberta**

**MLS # A2318545**



**\$375,000**

<b>Division:</b>	Central Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home, See Remarks, Sump Pump(s)		

**Inclusions:** Shed(s), Greenhouse

Charming 1955-built bungalow on a generous lot, just half a block from school and hospital, ideal for families or those wanting quick access to amenities. This home features an open-concept kitchen, dining, and living area with oak hardwood flooring throughout the main level. The main floor offers 2 bedrooms, a 4-piece bath, and an extra-large primary bedroom with a walk-in closet and direct access to the main bath. Garden doors lead to a 3-season deck wrapping around half the home, perfect for outdoor enjoyment. The fully finished basement includes a large family/rumpus room with built-in shelving and a craft nook, 2 additional bedrooms, a 3-piece bathroom, laundry room, and ample storage. Central vac throughout adds everyday convenience. Outside, enjoy a beautifully landscaped, fenced yard with a single and double garage, garden shed, unique greenhouse, RV parking, and fire pit. Mature fruit trees and shrubs include saskatoons, raspberries, cherry, honeyberry, and currant bushes, plus ornamental double-flowering plum, Spring Snow crabapple, and Amur maple trees. Significant infrastructure upgrades include new water and sewer lines from the street to the house, all interior water lines redone with PEX, all drains redone to the stack, two sump pumps, and updated electrical, cable, and phone lines run underground to a new panel. Also features a new front picture window, 36" entry door, and garden door to the deck.