



**4828 56 Avenue  
Innisfail, Alberta**

**MLS # A2319512**



**\$439,900**

<b>Division:</b>	Madison Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Pantry, Storage		

**Inclusions:** Other items can be included

Welcome to this bright and spacious bi-level home, located on a quiet street on the desirable west side of Innisfail. Offering plenty of room for the whole family, this well-maintained property features a functional layout, modern updates, and an impressive outdoor space. The main floor has a large living room filled with natural light, along with a functional kitchen featuring new flooring, some new appliances and a pantry, the dining area offers convenient access to the covered back deck, perfect for morning coffee or evening relaxation. Three bedrooms complete the main level, including a primary suite with a walk-in closet and private two-piece ensuite. Downstairs, you’ll find a spacious family room, two more bedrooms, a three-piece bathroom, laundry room, and plenty of utility and storage space, providing flexibility for growing families, guests, or a home office setup. Outside, the mature, fully fenced backyard is designed for enjoyment with a gazebo and garden boxes. The detached 24’ x 24’ garage includes a workbench for hobbyists and extra storage, while additional parking provides room for a trailer or recreational vehicles. Additional features include central air conditioning, central vacuum, and new garage shingles completed in 2025. This move-in-ready home offers space, comfort, and a great location close to parks, schools, and amenities. A wonderful opportunity to enjoy family living in a welcoming neighborhood.