



**4828 55 Boulevard Close  
Innisfail, Alberta**

**MLS # A2319639**



**\$589,900**

<b>Division:</b>	Madison Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,060 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, H		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, No Neighbours Behind, Pie Shaped Lot,		

<b>Heating:</b>	High Efficiency, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Remotes, AC Unit

Offered by the original owners, this custom-built home is ideally located in one of the community's desirable neighbourhoods—just steps from walking trails, parks, dog park and schools & more. From the moment you arrive, you'll appreciate the rubber-paved driveway and sidewalk, complemented by paved edging, low-maintenance rubber mulch, and thoughtful landscaping that enhances both curb appeal and durability. A spacious entryway welcomes you inside to an open-concept main floor filled with natural light and high ceilings throughout. The kitchen features warm espresso cabinetry, a corner pantry, ample counter space, and a raised seating area—perfect for casual meals or entertaining. The dining area flows seamlessly onto the back deck, creating an ideal indoor-outdoor connection for hosting guests. The deck is fully set up for entertaining with a hot tub, gazebo, lighting, and space for patio furniture and a BBQ, all overlooking a private, treed backdrop with no neighbours behind. The large family room remains open to the kitchen, offering a functional and inviting space for everyday living. Upstairs, you'll find 3 bedrooms, including a spacious Primary Bedroom complete with a walk-in closet and 4PC ensuite with storage. Two additional bedrooms, another 4 PC bathroom, and a bonus room with beautiful treed views complete the upper level. The basement features high ceilings and is partially finished (paint ready) including a partially completed bathroom, room for an additional bedroom if needed, and plenty of storage space—ready to be customized to suit your lifestyle. Set on a huge pie-shaped lot that feels more like an acreage in town, this property offers exceptional outdoor potential with space for a future garage, garden, or whatever your needs may be. Freshly painted in select areas and

meticulously cared for, the home also includes API solar panels paired with a top-of-the-line inverter and an impressive 22-year warranty left, offering long-term energy efficiency and peace of mind. No Power Bill. A rare opportunity combining space, privacy, thoughtful upgrades, and future potential—perfect for both today and years to come.