



**5363 36A Street
Innisfail, Alberta**

MLS # A2319689



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Window coverings, Roller shades on deck, Storage room shelves, Outdoor decor, Vacuum (As is)

Nestled on a beautifully landscaped lot backing onto a mature treed area of town, this exceptionally well-maintained bungalow offers the perfect blend of privacy, comfort, and functional living. Situated in a quiet, established neighborhood, this property has been lovingly cared for and is truly move-in ready. From the moment you arrive, the pride of ownership is evident with manicured lawns, mature shrubs, decorative landscape edging, and an inviting front entrance. Inside, the bright and spacious main floor offers over 1,300 sq. ft. of living space featuring hardwood flooring, a welcoming living room highlighted by a gas fireplace and large bay window, and a formal dining area perfect for entertaining. The kitchen offers abundant cabinetry, generous counter space, and a sunny breakfast nook overlooking the backyard. The main level also features a spacious primary bedroom complete with a walk-in closet and 3-piece ensuite, a second bedroom, a versatile den (ideal as a home office, guest room, or hobby space), a full 4-piece bathroom, and the convenience of main-floor laundry. A fully finished basement provides exceptional additional living space with a large recreation room, separate family room, two additional bedrooms, a 3-piece bathroom, and ample storage. Whether you're hosting family gatherings, accommodating guests, or simply looking for room to spread out, this lower level offers flexibility for every stage of life. Step outside and enjoy your own private backyard retreat featuring raised garden beds, mature landscaping, a covered deck, a tiered sun deck that leads to a fire pit area. Backing onto a greenspace with no rear neighbors, this peaceful setting is perfect for morning coffee, summer entertaining, or simply unwinding while enjoying the natural surroundings. Completing the package is an attached garage with built-in storage and workspace,

offering both practicality and convenience. If you've been searching for a meticulously maintained bungalow that combines space, privacy, in a desirable location this exceptional property is sure to impress!