



GRASSROOTS
REALTY GROUP

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5319 37 Street
Innisfail, Alberta

MLS # A2324355



\$399,900

Division:	Margodt		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,271 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot, Standard Shaped Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Wood	Utilities:	-
Features:	See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Hood Fan, Fridge Downstairs, All Window Coverings, Garage Door Openers

This bright spacious Bi-Level offers the flexibility and convenience that both downsizers and families will appreciate. Located in a quiet, established area close to Raspberry Park, schools, and walking paths, it's a peaceful spot that's still minutes from Innisfail's shopping, restaurants, and quick highway access for an easy commute to Red Deer or Calgary. Inside, the open Kitchen features a large eat-in Dining Area and oversized windows that overlook the backyard, filling the space with natural light. The main floor offers 2 Bedrooms plus a Den/Office, perfect for a home workspace or hobby room, along with 2 Bathrooms, including a private 3 Piece Ensuite off the Primary Suite. This home has flexible living areas with the lower level that could be ideal for shared family households or for entertaining, with a spacious Rec Room, a handy Kitchenette, 2 additional Bedrooms, a 3 Piece Bath, and a dedicated Laundry Room and tons of storage space. The fully-fenced backyard offers back-lane access, making it easy to add a garden or simply enjoy the private outdoor space. Recent updates include flooring in the entry way and landing, deck has new top boards and stair boards and the Poly B was removed and replaced with Pex. The preserved wood foundation has been professionally inspected, and the inspection report is available for buyers to review. Nearby amenities include schools, playgrounds, grocery stores, coffee shops, and several of Innisfail's recreation areas, including the arena, curling rink, and ball diamonds, all within a short drive or walk. A quiet location, thoughtful layout, and plenty of storage make this home a smart choice for those wanting comfort and flexibility in a family-friendly neighbourhood.

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