



**5328 38 Street
Innisfail, Alberta**

MLS # A2324715



\$370,000

Division:	Margodt		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,059 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Blinds, Garage Door Opener & Controller (1), Washer, Dryer, White Shoe Rack, White Dresser(downstairs), Water Softner & Salt, Fridge (downstairs), Black Rubber Matting (downstairs), Loose Racks In Utility Room, Workbench-Garage

Spacious 5-Bedroom Family Home with Heated Garage & Walkout Basement! Welcome to this beautiful home offering incredible value for first-time buyers, growing families, or investors looking for an excellent revenue property. With a functional layout, numerous updates, and a fantastic location close to schools and shopping, this home is ready for its next owners. The main floor features a bright and spacious kitchen with an abundance of cabinetry and generous counter space, making meal preparation and entertaining a breeze. The adjoining living room is filled with natural light thanks to its large windows, creating a warm and inviting atmosphere. The dining area easily accommodates a large family table and overlooks the expansive rear deck through a large window, making it the perfect space for everyday meals or hosting family BBQs and outdoor gatherings. Completing the main level are a well-appointed 4-piece bathroom and two comfortable bedrooms, including a spacious primary bedroom. The fully finished walkout basement offers even more living space with three additional bedrooms, including an oversized bedroom that's ideal for a teenager, guest suite, or home office. You'll also find another 4-piece bathroom, a dedicated storage room, and convenient walkout access to the backyard. Step outside to enjoy the private backyard, offering plenty of space for kids, pets, or relaxing outdoors. Car enthusiasts and hobbyists will appreciate the impressive 24' x 24' detached heated garage, providing ample room for vehicles, storage, and projects year-round. Recent updates provide added peace of mind, including: Shingles (within the last 3 years), Windows (2019), Hot Water Tank (2019) & Water Softener. Conveniently located close to schools, parks, shopping, and other everyday amenities, this home offers exceptional value and is ready for immediate possession.

Don't miss your opportunity—this one won't last long!