



GRASSROOTS
REALTY GROUP

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5020 56 Street
Innisfail, Alberta

MLS # A2325887



\$269,900

Division:	Dodds Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	786 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Other, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Wood Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed, Garden Shed, Greenhouse

Charming 2 Bedroom, 2 Bathroom Home on a Mature Lot Near the Lake! Situated on a beautifully maintained oversized lot just steps from the lake and scenic walking trails, this charming home offers incredible value and endless potential for first-time buyers, investors, or anyone looking to make a home their own. The mature yard is a true highlight, featuring established trees, gorgeous perennial flower beds, a peaceful gazebo sitting area, and plenty of outdoor storage for all your gardening tools, seasonal items, and hobbies. An attached single garage is perfect for tinkering or storing a smaller vehicle, while the front parking pad provides space for two additional vehicles. Inside, you'll appreciate the spacious front entry and the thoughtful layout. A main floor bedroom was previously incorporated into the living space, creating a larger and more functional kitchen, dining, and living area that's perfect for everyday living and entertaining. The updated kitchen offers an abundance of cabinetry and counter space, making meal prep a breeze. The living room also offers future potential, as the former east-facing window could be reopened to bring in additional natural light or accommodate the addition of another room if desired. A 4-piece bathroom completes the main floor. The lower level features the primary bedroom, a convenient 2-piece bathroom, laundry area, and plenty of storage space. Major updates have already been completed, including electrical and plumbing, providing peace of mind for the next owner. While the home could benefit from a fresh coat of paint due to previous smoking, it has been well cared for over the years and presents an excellent opportunity to build equity with a few cosmetic updates. Whether you're a first-time home buyer, downsizer, or investor, this property is full of potential in a fantastic location.

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