



GRASSROOTS
REALTY GROUP

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5227 37 Street
Innisfail, Alberta

MLS # A2326040



\$349,900

Division:	Margodt		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,269 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Carport		
Lot Size:	0.15 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Storage		

Inclusions: Fridge in basement

Welcome to this spacious 5-bedroom, 3-bathroom home tucked away on a large, private lot backing onto mature trees and a huge green space. With another green space beside the home and only one direct neighbour, this property offers a rare sense of privacy and room to enjoy. The 37.5' x 14' carport and extended driveway provide ample parking for multiple vehicles or guests. Inside, you'll find a functional family-friendly layout with three generous sized bedrooms on the main floor, including a primary bedroom with its own 3-piece ensuite, plus an additional 4-piece bathroom. The inviting sunken living room features a cozy gas fireplace, while the separate dining area and spacious kitchen offer plenty of cabinet and counter space for everyday living. A patio door leads to the deck, overlooking the private backyard, an ideal space to relax, entertain, or watch the kids play. The fully finished basement adds even more living space with two additional bedrooms, a 3-piece bathroom combined with the laundry area, a large family room, and a generous storage room. Conveniently located close to schools, the Innisfail Twin Arena, shopping, parks, and everyday amenities, with quick access to Highway 2 for an easy commute. A home with plenty of space, privacy, and a fantastic location!