



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5144 35 Street E
Innisfail, Alberta

MLS # A2326435



\$385,000

Division:	Southeast Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: ALL OUTDOOR FIXTURES

THIS IS A VERY GOOD FAMILY HOME LOCATED ON A QUIET SIDE STREET, NEAR A PARK. HOME FEATURES THREE BEDROOMS ON THE MAIN FLOOR AND TWO MORE ON THE LOWER LEVEL. THE YARD IS FULLY FENCED AND OFFERS OFF STREET PARKING ON THE FRONT AND THE BACK. THE YARD IS BEAUTIFULLY LANDSCAPED THROUGHOUT. OUTDOOR FIXTURES ARE ALL INCLUDED FOR YOUR ENJOYMENT.