



GRASSROOTS
REALTY GROUP

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**4510 54A Avenue Crescent
Innisfail, Alberta**

MLS # A2326658



\$569,900

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,238 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Lawn, No Neighbours Behind, P		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Blinds, Shed

Welcome to this beautifully renovated 3-bedroom, 3-bathroom bungalow offering quality upgrades, functional living, and stunning views—all with the convenience of no stairs to the main entrance. Enjoy your morning coffee or unwind in the evening on the welcoming front patio. Step inside to a bright, open-concept main floor featuring fresh paint, new flooring, and a completely updated kitchen designed with both style and functionality in mind. You'll love the quartz countertops, ample cabinetry and counter space, a corner pantry, and newer stainless steel appliances. The kitchen and dining area are flooded with natural light and showcase gorgeous views, which can also be enjoyed from the spacious primary bedroom. Wide hallways and doorways throughout the main floor create an open, comfortable feel while offering added accessibility for a variety of lifestyles. The primary suite is a true retreat with a beautifully renovated ensuite featuring heated tile floors, a custom walk-in tiled shower, and a walk-in closet. Convenient main floor laundry offers direct access to the impressive 24' x 26' attached garage, complete with epoxy flooring, hot and cold water, a heater, central vacuum, two man doors, and a mechanic's pit—an incredible feature for car enthusiasts, hobbyists, or anyone who enjoys working on vehicles. The fully finished basement expands your living space with a large bedroom, a 3-piece bathroom, and an expansive family and games room—perfect for entertaining, hobbies, or relaxing with family. In-floor heating keeps the lower level warm and comfortable year-round. An incredible 552 sq. ft. storage room beneath the garage, constructed with concrete walls and a steel-reinforced concrete ceiling, offers endless possibilities for storage, a workshop, home gym, hobby room, or music studio. Step outside to enjoy the beautifully

landscaped yard featuring professional concrete landscape edging throughout the front and back, low-maintenance vinyl decking, and a stamped concrete patio on the east side of the home—an ideal spot for a cozy seating area, outdoor entertaining, or whatever suits your lifestyle. The property also offers plenty of room for RV parking and backs onto a park area, providing added privacy and green space. Meticulously maintained and thoughtfully updated, this bungalow showcases pride of ownership throughout and offers the perfect blend of modern finishes, functional living space, exceptional storage, and an outstanding location.