



**GRASSROOTS**  
REALTY GROUP

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4510 60 Avenue  
Innisfail, Alberta

MLS # A2326963



**\$440,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Napoleon Lake                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 1,210 sq.ft.                                                               | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Heated Garage, Insulated, Off Street, Parking Pad, RV A |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Street Lighting         |               |                   |

|                    |                                                   |
|--------------------|---------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                        |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                        |
| <b>Roof:</b>       | Asphalt Shingle                                   |
| <b>Basement:</b>   | Full                                              |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                |
| <b>Foundation:</b> | Poured Concrete                                   |
| <b>Features:</b>   | Closet Organizers, Pantry, Storage, Vinyl Windows |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R1-B |
| <b>Utilities:</b> | -    |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Controls, Shed, Gazebo

Welcome to this Wonderful 5-Bedroom, 3-Bathroom fully finished bungalow offering 1,210 sq. ft. of comfortable living space in the desirable Napoleon Lake subdivision. With 3 spacious bedrooms on the main floor, this home provides a functional layout that's perfect for growing families or anyone looking for the convenience of main-floor living. All 5 bedrooms throughout the home offer an ample amount of space, providing comfort and flexibility for family, guests, or a home office. The kitchen is designed with everyday living in mind, offering an abundance of cabinetry, generous counter space, and a sink perfectly positioned to overlook the beautiful backyard, making meal prep and entertaining even more enjoyable. The primary bedroom features its own private 2-piece ensuite, while the additional bedrooms provide plenty of room for family and visitors. Situated on a massive pie-shaped lot, you'll love the incredible outdoor space featuring a heated detached single garage, RV parking, a two-tiered deck, a hot tub, and a beautifully landscaped backyard with plenty of room for kids, pets, and outdoor entertaining. Relax on the south-facing covered deck while overlooking the backyard, then unwind in the hot tub after a long day, all while enjoying the privacy and sunshine this exceptional outdoor space has to offer. The fully developed basement is designed for both relaxation and entertaining, featuring a spacious family room complete with a custom-built wood stove and a custom dry bar, making it the perfect gathering space for family and friends. The lower level also offers two generously sized bedrooms, laundry, and plenty of storage space. Located just steps from walking trails, Napoleon Lake, playgrounds, and a dog park, this home offers the perfect blend of quiet neighbourhood living with outdoor recreation right at your doorstep. Whether you're looking for more

space, room to entertain, or a family-friendly location, this property is ready to welcome you home.