



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4420 57 Avenue
Innisfail, Alberta

MLS # A2327326



\$319,000

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: N/A

This spacious and versatile 6-bedroom, 2.5-bathroom home offers an exceptional combination of functionality and incredible outdoor living. Freshly painted throughout the main floor, recent improvements, include a new hot water tank (2025), furnace motor (2025), attic re-insulated (2026), and shingles on the house replaced in 2018. The main floor features three bedrooms, including a primary bedroom with a 2-piece ensuite, a full 4-piece bathroom, and a living room centered around a cozy wood-burning fireplace. The spacious kitchen offers plenty of cabinet and counter space and flows seamlessly into the dining area, making it perfect for everyday living and entertaining. Downstairs, the fully developed basement provides outstanding flexibility with three additional bedrooms, a 3-piece bathroom, a large recreation room, and a versatile flex space. One of the oversized basement bedrooms has previously been used as a second living room, offering endless possibilities to suit your family's needs. The basement also features a convenient Separate Entrance. Outside, enjoy your own private backyard retreat. The fully fenced yard features a pool, hot tub, and two storage sheds, creating the perfect space for relaxing and entertaining. The heated detached garage is ideal for a workshop, hobby space, or premium vehicle storage, while the expansive driveway and additional front RV parking provide ample room for vehicles, trailers, and toys. Great location close to the Innisfail Twin Arena & backing onto green space/park. Offering flexible living spaces, extensive parking, recent updates, and exceptional outdoor amenities.