



GRASSROOTS
REALTY GROUP

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4003 53 Avenue
Innisfail, Alberta

MLS # A2329781



\$424,900

Division:	South Innisfail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,113 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Many Trees, Private, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Storage		

Inclusions: Negotiable

This home has been lovingly cared for by one family since it was built and is now ready to welcome its next chapter. Situated in a mature community within Innisfail, this well maintained 4 level split offers 3 bedrooms, 2.5 bathrooms, over 1,100 sq. ft. above grade, and an oversized 29'6" x 21'5" attached double garage with plenty of room for vehicles, storage, or a workshop. The bright and inviting main floor features a spacious living room centered around a cozy wood burning fireplace, an adjoining dining area, and an updated kitchen (2013) with plenty of cabinet and counter space which includes a nice dining room with convenient access to the deck and backyard. Upstairs you'll find three comfortable bedrooms, including the primary bedroom complete with its own 2 piece ensuite, along with a 3 piece main bathroom. The lower level features a spacious family room, a versatile den, and a convenient 3 piece bathroom with integrated laundry. The basement provides two additional flex spaces perfect for a games room, home gym, theatre room, hobby space, or playroom, along with plenty of storage. Important updates include the kitchen renovation, shingles (approximately 5-6 years), furnace (approximately 6-8 years), hot water tank (2019), and resealed windows, providing peace of mind for years to come. Outside, enjoy the mature treed yard, fenced backyard, rear deck, balcony, and convenient back lane access. Ideally located close to schools, parks, walking trails, shopping, golf, and many other amenities, this is a fantastic opportunity to own a solid, well-cared-for family home in one of Innisfail's established neighbourhoods. Come see everything this wonderful property has to offer!