



GRASSROOTS
REALTY GROUP

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**3706 51 Avenue
Innisfail, Alberta**

MLS # A2332435



\$337,900

Division:	Southeast Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Both deepfreezers in basement

Bring your ideas and put your own touch on this charming bungalow! Offering plenty of potential, comfortable living space and a beautifully established yard, this is a home you can truly make your own. The main floor features two bedrooms, a full bath, flex area which used to be a bedroom but is now the entrance to the bright sunroom that provides the perfect spot to relax and enjoy the natural light. The finished basement adds even more usable living space and includes another bedroom, 3 pc bath, laundry, and plenty of room for family, guests, hobbies or storage. Outside, the property really shines. A detached double garage provides excellent parking and workspace, while the greenhouse and garden await anyone with a green thumb. The mature yard is filled with established perennials and fruit trees, creating a colourful and inviting outdoor space to enjoy throughout the seasons. New vinyl windows are another great update to this home. With solid features already in place and plenty of opportunity to add your own style and finishing touches, this bungalow is ready for its next owner to make it their own!