



GRASSROOTS
REALTY GROUP

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**4518 54A Avenue Crescent
Innisfail, Alberta**

MLS # A2333418



\$461,000

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Dishwasher, Electric Range, Range Hood, Washer, Dryer, Microwave, Refrigerator

Welcome to this beautifully updated bungalow with amazing curb appeal, in the heart of Innisfail, offering the perfect blend of space, comfort, and functionality for a growing family. With 6 bedrooms and 3 full bathrooms, this home provides room for everyone to live, work, and relax. The bright and inviting main floor with newer flooring, features 3 spacious bedrooms, a modern renovated bathroom, and a sun-filled living area that flows seamlessly into the dining room and beautifully maintained kitchen with newer appliances and quartz countertop. Large windows allow natural light to pour in, creating a warm and welcoming atmosphere throughout. Step outside from the main floor to a stunning patio overlooking unobstructed green space, offering privacy, walking and biking trail with peaceful views, and a huge backyard perfect for entertaining, kids, and pets. Additionally feature includes kitchen water purifier(2025), in built range hood, Central Vacuum, Newer Appliances in kitchen and Washer Dryer(2024), new front walk way(2025), working underground sprinkler system in the backyard. The fully finished basement expands your living space with 3 additional good sized bedrooms, including flexible options for guest rooms, a home office, gym, or hobby space. A recreation room provides the ideal setting for family movie nights and gatherings, while the full bathroom, laundry area, and thoughtfully designed utility/storage room add convenience and functionality. Outside, you'll love the excellent curb appeal featuring a newly built front walkway, paved driveway with tandem parking for up to 4 vehicles or perfect for your RV, and an oversized detached 24' x 18' garage. This move-in-ready home truly has it all—space, updates, storage, No pet-Non smoking, and a fantastic location—making it the perfect place to call home.

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