



GRASSROOTS
REALTY GROUP

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5616 45th Street
Innisfail, Alberta

MLS # A2333842



\$349,900

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,236 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Carport, Concrete Driveway, Garage Door Opener, Garage Fac		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Interior Lot, Lawn, Level, F		

Heating:	Baseboard, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Solar Tube(s), Storage, Vinyl Windows		

Inclusions: N/A

Pride of ownership is evident throughout this immaculate and lovingly cared-for fully developed bi-level, ideally located across from a large green space and just a short walk from Innisfail's Twin Arenas. The bright main floor features rich laminate flooring, three bedrooms, and updated bathrooms, including a convenient two-piece ensuite in the primary bedroom. The kitchen opens to a beautiful sitting room with loads of windows, creating a warm and inviting space to relax while overlooking the mature, landscaped yard. All main-floor windows have been replaced, and recent fiberglass shingles have been installed. The fully developed basement offers two additional large bedrooms, a full bathroom, and a spacious family room complete with a fireplace and wet bar, making it ideal for entertaining or family gatherings. Outside, enjoy the rear deck, oversized single garage with an attached covered carport, concrete RV parking, additional rear parking, and beautifully maintained landscaping. Exceptionally clean, thoughtfully updated, and move-in ready, this home is a wonderful opportunity for buyers looking for space, comfort, and a property that has been truly well maintained.