



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5156 47 Street
Innisfail, Alberta

MLS # A2335373



\$309,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,425 sq.ft.	Age:	1940 (86 yrs old)
Beds:	6	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Pantry, Storage		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS

FULLY DEVELOPED 6 BEDROOM, 2 BATHROOM 1.5 STOREY ~ OVERSIZED DOUBLE GARAGE ~ ILLEGALLY SUITED WALK-UP BASEMENT ~ Large corner lot with mature landscaping offers eye catching curb appeal ~ Front deck leads to the living room with bay windows that overlook the front yard ~ Archway leads to the dining room with another large window and plenty of space for hosting and access to a huge walk-in pantry with walk through access to the kitchen ~ The kitchen offers plenty of light stained oak cabinets, ample counter space, and space for a dining table ~ 2 main floor bedrooms are both a generous size ~ 4 piece main bathroom ~ The private primary suite is located on the upper level and has plenty of space for a king size bed plus multiple pieces of furniture, and features a walk-in closet ~ The fully finished basement has a separate walk-up entry and a 3 bedroom, 1 bathroom illegal suite with large above grade windows, plus ample storage space and shared laundry ~ The massive backyard is landscaped with mature trees, shrubs and perennials, has a garden shed and is fully fenced ~ Oversized double garage offers an abundance of built in shelving and has high ceilings ~ Centrally located, walking distance to schools, parks, playgrounds, Innisfail Aquatic Centre, the hospital and all amenities.