



GRASSROOTS
REALTY GROUP

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4307 57 Avenue
Innisfail, Alberta

MLS # A2337521



\$474,900

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,432 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, No Neighbours Behind, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Garage Door Opener & Remote, Hood Fan, Central Vac & Attachments

A home where your family can grow, gather, and create lasting memories—this spacious, Fully Finished 5 Bedroom, 3 Bathroom home is ready to welcome its next family. Whether it's busy mornings, family dinners around a large table, cozy evenings together, or celebrations filled with the people you love, this home offers the space and warmth to enjoy every stage of family life. Tucked into a quiet area of Innisfail and close to schools, parks, playgrounds, the arena, ball diamonds, and biking and walking paths, it's an ideal location for an active, growing, or large family to put down roots. Filled with natural light, the home feels bright, welcoming, and spacious from top to bottom. The main floor features a large living room and an updated kitchen with newer appliances, a gas stove, an eat-up island, and an abundance of cabinetry and counter space. The open-concept dining area easily accommodates a larger table, creating the perfect place for family meals and special gatherings. Just off the dining area, the sunroom offers a relaxing space to sit back and enjoy. The main floor features a generously sized primary bedroom with a walk-in closet and private 3-piece ensuite. Completing the main floor are 2 additional bedrooms and a 4-piece bathroom. The fully finished basement adds even more room for everyone with a large family room featuring a cozy corner gas fireplace, 2 additional bedrooms—one currently used as a home gym—a 3-piece bathroom, convenient laundry room, and a large storage area. Outside, the pie-shaped lot offers alley access, RV parking, mature trees, a garden area, firepit, and a patio with a hot tub—providing plenty of space to relax, entertain, and enjoy time together. A double attached garage completes this well-maintained property. Recent improvements include fresh paint in 2026, central vacuum

installed in 2025, a new hot water tank in 2024, furnace replaced in 2019, and shingles replaced in 2016. With room for everyone and spaces designed for both gathering and everyday living, this is more than just a house—it's a place for your family to truly feel at home.