



GRASSROOTS
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4344 60A Avenue Crescent
Innisfail, Alberta

MLS # A2341162



\$508,000

Division:	Napoleon Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,437 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Double		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	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, Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV & Wall Mount In Main Floor Living Room, Pergola With Lights & The Screens, Primary Bedroom Area Rug, All the shelving in the garages, Small fridge in attached garage, Lawn Mower

A rare garage and parking package sets this beautifully maintained Napoleon Lake home apart! Situated on a large corner lot, the property features two separate garages and extensive gated parking with room for RVs, trailers and additional vehicles. The insulated attached super-single garage includes a floor drain, while the heated and insulated 24' x 24' detached double garage offers 9' ceilings, 220V power with a 60 amp subpanel, attic storage and 50 amp RV shore power. A generous 30' x 30' gravel parking pad with a bifold gate adds even more flexibility for recreational vehicles, work equipment or guest parking. Inside, this bright and welcoming two-storey home offers four bedrooms, three and a half bathrooms and a fully developed basement. The main floor features a comfortable living room and functional kitchen with hickory hardwood flooring and newer laminate countertops. A patio door off the kitchen opens directly onto the spacious two tier deck and pergola, redone in 2024, creating an inviting space for barbecuing, entertaining or relaxing outdoors. The backyard also includes a fire pit area, two storage sheds and convenient access to the detached garage. A two piece bathroom completes the main floor. Upstairs, the primary bedroom features a walk in closet and three piece ensuite with a generously sized soaker tub. Two additional bedrooms and a four piece bathroom complete the upper level. The fully developed basement provides even more living space with a fourth bedroom, four piece bathroom, large family or recreation room and ample storage. Central air conditioning keeps the home comfortable throughout the warmer months. The surrounding pathway system connects to numerous parks and green spaces, with the arenas nearby and the Innisfail Golf Club only minutes away. Underground sprinklers in the front yard add another

welcome convenience. Notable improvements include shingles on the house in 2023, shingles on the detached garage in 2026, a new 50 gallon hot water tank in late 2025 and a new furnace motor in 2023. The furnace, ductwork and air conditioning system were professionally cleaned in August 2026, and new keyless entry pads were added to the exterior doors. With two garages, parking for multiple RVs and trailers, a fully developed interior and a well cared for yard, this property offers a combination of space and versatility that is difficult to find.