



GRASSROOTS
REALTY GROUP

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5721 51 Avenue
Innisfail, Alberta

MLS # A2342634



\$449,000

Division:	Dodds Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Private, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Remote

This fully finished, updated bungalow offers 4 bedrooms, 3 full bathrooms and a bright, open-concept layout, all tucked into a close on a quiet street near the lake and walking trails. With a detached garage, private yard and an inviting east-facing front deck where you can enjoy partial lake views over your morning coffee, there's plenty to love before you even step inside! Inside, an abundance of natural light highlights the open-concept layout and neutral colour palette. The kitchen offers stainless steel appliances, an island, laminate countertops and plenty of cabinetry for storage. Whether you're preparing dinner or catching up with company, this welcoming space keeps everyone connected. The spacious primary bedroom offers room for a larger bed and furniture, along with a walk-in closet and a beautiful 3-piece ensuite. A second bedroom, ideal for guests or a home office, and a 4-piece bathroom complete the main floor. Downstairs, the bright, fully finished basement provides even more room to spread out. A generous family room offers flexibility for movie nights, a play area or relaxing evenings, while 2 additional spacious bedrooms and a 3-piece bathroom make room for family and guests. Carpet adds comfort, and a large utility room plus additional storage space help keep everything organized. The separate laundry room offers a convenient sink and room to work, while hot water on demand adds everyday comfort. A heated mudroom with storage leads out to the backyard deck and private yard, where there's green space for kids, pets or simply enjoying the outdoors. A long driveway provides access to the detached garage tucked toward the back of the property. With nearby lake access and walking trails, this home offers a wonderful opportunity to settle into a peaceful setting with space to enjoy every season!

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