



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4131 53 Avenue
Innisfail, Alberta

MLS # A2345420



\$385,000

Division:	Southwest Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	949 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: All existing appliances and window coverings (AS IS)

Welcome to this beautifully maintained family home in a fantastic Innisfail location! Offering incredible pride of ownership throughout, this home has been lovingly cared for and is move in ready. Ideally situated close to schools, parks, shopping and entertainment, it offers both comfort and convenience. Step inside to a spacious entryway before heading upstairs, where you'll find two well appointed bedrooms and a full bathroom with plenty of storage. The bright and inviting living room is filled with natural light and flows seamlessly into the well designed kitchen. From the kitchen, step into the sun filled solarium, providing an additional space to relax, entertain or simply enjoy the backyard views. Downstairs, the home continues to impress with two additional bedrooms, a second bathroom, laundry and a generous living area that offers plenty of flexibility for entertaining, a family room or whatever your needs may be. The exterior offers a nicely sized yard, garage and convenient carport, providing plenty of room for vehicles and outdoor enjoyment. A well cared for home in a great location, with space for the whole family—this one is a must see!