



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3528 50 Avenue
Innisfail, Alberta

MLS # A2346496



\$373,000

Division:	Southeast Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,293 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Faces		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork, See Remarks, Storage		

Inclusions: Drill press in garage, everything negotiable

Welcome to this spacious and inviting bungalow, offering a flexible layout with plenty of room for the whole family. The main level features a comfortable living room filled with natural light, a functional kitchen with ample cabinetry, an adjoining dining area, three bedrooms, one and a half bathrooms, and the convenience of main-floor laundry. Downstairs, the fully developed basement adds an impressive amount of living space with a generous family room, two additional bedrooms, a full bathroom, second kitchen and separate laundry. This versatile lower level is ideal for extended family, friends, or guests. Outside, the large yard provides plenty of room to relax, garden and enjoy the outdoors, while the detached double garage offers excellent space for vehicles, storage, hobbies or weekend projects. With multiple living areas and a layout that can adapt to many different stages of life, this well loved home offers space, functionality and plenty of possibilities for its next owners.