



GRASSROOTS
REALTY GROUP

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14 Napoleon Meadows Way
Innisfail, Alberta

MLS # A2346994



\$699,900

Division:	Napoleon Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,328 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this impressive 2,309 sq. ft. two-storey home located in the sought-after community of Napoleon Meadows in Innisfail. Situated on a massive 9,239 sq. ft. lot backing onto green space, this property offers exceptional space, functionality, and an unbeatable location close to Centennial Park, Napoleon Lake, walking trails, arena, curling rink, ball diamonds, downtown and the Innisfail Schools. The main floor features a versatile front den that can easily serve as a home office, bedroom, or flex space. The heart of the home is the open-concept kitchen, dining, and living area, perfect for both everyday living and entertaining. The kitchen is beautifully appointed with quartz countertops, built-in oven and microwave, gas cooktop, and a spacious walk-through pantry providing direct access to the heated triple attached garage. Upstairs you'll find a bright west-facing bonus room, convenient second-floor laundry with stacking washer and dryer included, and four bedrooms. Two of the bedrooms feature their own private ensuites, while the spacious primary retreat offers a walk-in closet and plenty of room to unwind. In total, the upper level provides an ideal layout for growing families. The unfinished basement is ready for your future development ideas and convenient separate entrance. The heated triple attached garage is a standout feature, complete with overhead heater and a dedicated shower/dog wash station. With its oversized lot, green space views, premium location, and family-friendly layout, this is a rare opportunity to own a truly exceptional home in one of Innisfail's most desirable neighbourhoods.