



GRASSROOTS
REALTY GROUP

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4209 54 Avenue
Innisfail, Alberta

MLS # A2347342



\$265,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	720 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Irregular Lot, Landscaped, No Neighbours Be		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Concrete, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Mixed, Wood Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: Garden Shed

Welcome to this beautifully cared for half duplex, a cozy and sunny east facing home that's truly move in ready. With 3 bedrooms—two on the upper level and one on the lower—plus a 4 piece bathroom, this property offers comfort, functionality, and room to grow. The home features newer windows, a hot water tank approx. 3 years old, and a partially finished basement with the potential for future development, giving you the opportunity to expand your living space exactly the way you want. Step outside onto your brick patio with a fully fenced, extremely tidy yard, perfect for pets and outdoor enjoyment. You'll love the garden, garden shed, and backyard firepit, all set against the backdrop of no neighbors behind—a rare and peaceful bonus. This property shines with pride of ownership and has been beautifully maintained inside and out. Whether you're relaxing in the sunshine, tending to your garden, or planning your basement project, this home offers comfort and potential in equal measure. Located close to schools, tennis courts, a swimming pool, shopping, and more, you'll enjoy convenience and community right at your doorstep.