



GRASSROOTS
REALTY GROUP

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5250 42 st
Innisfail, Alberta

MLS # A2348259



\$299,000

Division:	Southwest Innisfail		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	681 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Shed

Newly renovated and ready for immediate possession! This clean, well-maintained home offers great value and would make an excellent first-time home or rental investment. Recent updates include fresh paint, new lighting, ceiling fans throughout the main floor, and new luxury vinyl plank flooring. The carpet-free interior features a functional floor plan on both levels. The main floor offers two bedrooms and a 4-piece bathroom, while downstairs features an additional bedroom, a 3-piece bathroom, and a generously sized family room. The newly updated kitchen comes complete with a dishwasher. Additional features include a sump pump and a large backyard shed for extra storage. Conveniently located just minutes from parks, green spaces, schools, the hospital, and the pool. Affordable, move-in ready, and available for immediate possession!