



GRASSROOTS
REALTY GROUP

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4310 60 Avenue
Innisfail, Alberta

MLS # A2348960



\$499,900

Division:	Napoleon Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Underground Sprinklers		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: 2 Garden Sheds - both wired for electricity

Welcome to this meticulously maintained custom-built home, proudly owned and cared for since its construction in 1994. Ideally situated directly across from beautiful green space, this spacious bungalow offers comfort, functionality, and numerous quality upgrades throughout. The main floor features an expansive primary bedroom with private ensuite, a second bedroom, convenient main floor laundry, and stunning hardwood flooring. The bright and inviting layout continues into the large rear sunroom, providing the perfect space to relax and enjoy views of the beautifully landscaped backyard. With a total of 4 bedrooms and 3 full bathrooms, including a luxurious bathroom with a jacuzzi tub, there is plenty of room for family and guests. The fully developed basement offers two additional bedrooms and benefits from in-floor heating for year-round comfort. Numerous mechanical upgrades provide peace of mind, including a Lennox furnace installed in 2011, Lennox heat recovery ventilator (HRV), central air conditioning installed approximately 3 to 4 years ago, a water softener, Central Vacuum, shingles replaced roughly 3 years ago, and two newer Bradford White hot water tanks, including one installed in 2024. Outside, you'll appreciate the beautifully maintained yard complete with underground sprinklers, a newer fence installed approximately 2 years ago, a clothesline, and convenient back alley access. Hobbyists and craftsmen will love the detached workshop featuring electricity and built-in work benches. An added bonus is that all house doors, the workshop, and garden shed are keyed alike for convenience. This well maintained home is ready for it’s next family to enjoy!