



GRASSROOTS
REALTY GROUP

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4207 54 Avenue
Innisfail, Alberta

MLS # A2349031



\$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, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	Public
Floors:	Concrete, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: Garden Shed in backyard

Attention - First Time Home Buyers and Investors. Both sides of this well cared for and lovingly maintained half duplex are available for purchase. 4207 – 54 Avenue is ready for immediate occupancy. This sunny, east facing half duplex features 2 bedrooms on the main level and one additional bedroom in the basement. There is one 4 piece bathroom located on the main floor. This home has been upgraded with newer windows and newer flooring. The partially finished basement offers ample opportunity for the addition of a family room or a 4th bedroom and an additional bathroom. Outside, you’l find a south facing brick patio, flower beds, a small vegetable garden, a firepit and a garden/storage shed. With no rear neighbors, this neat and tidy backyard is the perfect spot for relaxation, recreation and entertaining. The location of this property is within easy walking distance of schools, tennis courts, the pool, bike paths, the arena and downtown banking & shopping.