



GRASSROOTS
REALTY GROUP

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5256 48 Street Close
Innisfail, Alberta

MLS # A2350521



\$474,900

Division:	Madison Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,352 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: No Hose for Central Vac.

Welcome to this bright and inviting 3 bed, 2 full bath modified bi-level, ideally situated on a quiet close within walking distance to downtown and the school, and just steps from a beautiful park reserve. From the moment you arrive, you'll appreciate the spacious front entry with soaring ceilings and a striking flared staircase that adds character and creates an impressive first impression. The main level features a bright, open-concept design highlighted by vaulted ceilings, cozy built in fireplace, and large windows that fill the space with natural light. The kitchen offers rich dark oak cabinetry, a centre island, full tile backsplash, and a generous corner pantry. The adjoining dining and living areas flow seamlessly together, creating a comfortable space for everyday living and entertaining. Two additional bedroom and 4 piece bathroom round out the mainfloor. Privately located on the upper level, the spacious primary bedroom offers a peaceful retreat complete with a four-piece ensuite, generous walk-in closet, and fantastic west-facing views. Downstairs, the basement features operational in-floor heat and remains wide open for future development, giving you the opportunity to create additional bedrooms, a family room, bathroom, or whatever best suits your needs. With its quiet location, double attached garage, open layout, proximity to schools, downtown amenities and nearby green space, this home offers a great combination of comfort, convenience and future potential. Immaculate and ready for you to call home!