



GRASSROOTS
REALTY GROUP

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**4515 45A StreetClose
Innisfail, Alberta**

MLS # A2225957



\$535,000

Division:	Eastgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,445 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Pool Table and accessories not included for for sale for \$2500.00

Welcome to this stunning, fully developed custom-built bungalow offering exceptional craftsmanship, thoughtful design, and all the space your family needs—inside and out. Situated in a quiet close, this home is a perfect blend of elegance, functionality, and low-maintenance living. From the moment you arrive, you’ll appreciate the curb appeal and the convenience of the attached double garage, that has a gas line plumbed to it. Step inside to a bright, open-concept main floor featuring soaring 9-foot ceilings, an abundance of natural light, and timeless finishes throughout including hard surface flooring. The spacious kitchen flows effortlessly into the dining and living areas—ideal for entertaining. Enjoy the convenience of main floor laundry and a dedicated home office perfect for remote work or hobbies. The gas fireplace upstairs, and operational in floor heat in the basement keep this home cozy year round. With 2 bedrooms up and 2 down, plus the front den which could be used as bedroom #5, this layout is ideal for families or guests. The primary suite includes a well-appointed ensuite and plenty of closet space in the walk in closet. Downstairs, the expansive family room offers ample space for a full-sized pool table, home theatre, or games area—an entertainer’s dream. Two additional bedrooms and a full 4 piece bath complete the lower level. Step outside to a newly fenced rear yard with a large garden plot, easy-maintenance landscaping, large rear deck, and plenty of space to relax or entertain in the warmer months. This home is the complete package—custom finishes, spacious layout, and a thoughtfully designed yard. Move-in ready and built to last!