



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4494 54A AvenueCrescent  
Innisfail, Alberta**

**MLS # A2226354**



**\$535,000**

<b>Division:</b>	Westpark Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Greenbelt, Landscaped, Pie Shaped Lot, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed, Greenhouse, Garage Door Opener & Remotes, AC Unit

Welcome to this beautifully maintained fully finished bungalow, proudly offered for sale for the first time ever by the original owners. Pride of ownership shines in every detail of this warm and welcoming home, nestled in a prime location that backs onto peaceful green space. Step into a spacious entryway that opens into a bright living area filled with natural light, featuring hardwood floors and a cozy fireplace—perfect for relaxing or entertaining. The kitchen is a true centerpiece, boasting a central island, ample storage, a gas stove, pantry and a sink overlooking your stunning backyard. The main level offers a thoughtfully designed layout with three bedrooms, including a primary suite complete with a spacious 3-piece ensuite. A second 4-piece bathroom and two additional bedrooms complete the main floor. Downstairs, the inviting basement with in-floor heating offers even more living space with a large family room, bar area that's great for entertaining, flex area ideal for a home gym or playroom, another generous bedroom, a 4-piece bathroom, and tons of storage. The laundry room is impressively large and functional. Outside is where this home truly becomes your personal retreat. The backyard oasis features a two-tiered deck, gorgeous landscaping in both the front and backyards, a gravel fire pit area adorned with twinkle lights, a greenhouse, and a shed for added convenience. Step through your back gate to instantly access the scenic walking paths that loop throughout the town. Located just walking distance to schools, pools, and parks, this home offers the perfect blend of comfort, style, and accessibility. Additional highlights include central A/C, a heated attached garage, and an unbeatable location in a quiet, family-friendly area. This is more than just a home—it's a lifestyle.

Copyright (c) 2025 . Listing data courtesy of Royal LePage Network Realty Corp.. Information is believed to be reliable but not guaranteed.