



GRASSROOTS
REALTY GROUP

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**5203 42 Street
Innisfail, Alberta**

MLS # A2229707



\$355,000

Division:	Westwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: Washer, Dryer, Gas Stove, Microwave, Refrigerator, Window Coverings, Central Vacuum & Attachments

This well-kept 5-bedroom, 2-bathroom bi-level is sitting on a large lot at the end of the street, directly across from Innisfail's elementary, middle, and high schools – a convenient spot for any family. You're also just a few blocks from the arena, walking trails, and all your everyday amenities. Upstairs you'll find a bright and functional layout with three bedrooms, a full 4-piece bathroom, and a good-sized living and dining area. The kitchen has just been updated with new countertops, new fridge and backsplash (June 2025), and the house received brand new shingles in July 2025. The plumbing has also been upgraded to PEX throughout the home for added peace of mind. Downstairs offers two more bedrooms, another full bathroom, and a spacious rec room – perfect for guests, teens, or even a home office setup. Outside, the fenced yard has room for everyone to enjoy. There's a sunny deck, extra off-street parking, and space in the back to build a garage if you need one. A shed with power and new shingles (June 2025) adds even more functionality, perfect for storage, hobbies, or a small workshop.