



5531 52 Avenue Close
Innisfail, Alberta

MLS # A2232931



\$370,000

Division:	Dodds Lake		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Move-in ready and beautifully maintained middle-unit townhome featuring 4 bedrooms (2 up, 2 down) and 3 full bathrooms. This fully finished home offers an open-concept floor plan, main floor laundry, and a rear deck overlooking a private, treed green space. Located within walking distance to Dodd's Lake, this property offers the perfect blend of nature, convenience, and low-maintenance living. The fully fenced backyard provides privacy and security—ideal for children, pets, or entertaining. The finished basement includes two additional bedrooms, a full bath, and a spacious family room. Additional features: Quiet location backing onto mature trees. Rear deck with private views. Fully fenced yard. Open concept main floor with laundry. Some fresh new paint. Attached single garage.