



**GRASSROOTS**  
REALTY GROUP

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**4950 53 Avenue  
Innisfail, Alberta**

**MLS # A2233783**



**\$315,000**

<b>Division:</b>	Napoleon Lake		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Partially Finished
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Wood
<b>Features:</b>	Ceiling Fan(s), Closet Organizers

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to a beautifully maintained and thoughtfully designed bungalow-style duplex that truly shows Pride of Ownership throughout! Whether you're looking to downsize, buy your first home, or invest in a revenue-generating property, this one checks all the boxes. Step inside to a bright and functional main floor layout offering everything you need—main floor laundry, a spacious primary bedroom with dual closets, a large 4-piece bath, and an extra den or home office. The kitchen, dining, and living areas flow seamlessly together, creating an open and welcoming atmosphere for daily living and entertaining. Downstairs you'll find a fully framed basement with a finished 3-piece bathroom, and tons of space to develop additional bedrooms and a large family room to suit your needs. Enjoy low-maintenance living with a west-facing deck to relax and catch the evening sunsets. Close to parks, walking trails, and nestled in a quiet close, this home offers comfort and convenience.