



GRASSROOTS
REALTY GROUP

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**3411 51A Avenue
Innisfail, Alberta**

MLS # A2235798



\$459,900

Division:	Southwest Innisfail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,280 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, On Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Separate Entrance, Vinyl Windows		

Inclusions: None

This treasure found on a quiet street in the central AB town of Innisfail gives you a taste of country living but all the privileges of town life. A 4-level split with 6 bedrooms, 3 baths within 2,278 sq. ft. of living space and an outstanding location should attract your attention. A wide welcoming south-east entrance with patio is the ideal morning coffee location. From the ample foyer a sunken living room is to your right features gorgeous hardwood flooring (installed in 2025) and a ton of natural light. A gas fireplace with surrounding built-ins makes for cozy winter evenings. Up one step is the kitchen/dining area with lighter plank flooring which contrasts beautifully with the warm brown shaker-style full-height cabinets. The chef kitchen is a picture of sleek efficiency with quartz countertops and backsplash to match; white appliances; built-in microwave and oven; deep farmhouse, apron sink and an island/breakfast bar with electric cooktop and overhead fan. The dining area is large enough to provide comfortable entertainment space and leads to the backyard patio for further space. The next level up, also with hardwood flooring, presents the generous-sized primary bedroom, with 3-pc. ensuite. Two additional bedrooms, both with fair-sized closets, share the main 4-pc. bath. Downstairs is fully finished and encompasses 2 bedrooms, a laundry/storage area and 3-pc. bath. The home's second entrance is situated on this level. Down one more floor, also fully developed and carpeted, is a rec room with a charming wood-burning fireplace and one more bedroom. Storage space can be accessed from both the rec room and the bedroom. The furnace is brand 2025 new. A back patio is railed and covered and offers protection from the elements while still enjoying nature. Mature trees and extra seating in the fenced backyard supply a great family gathering spot. Your vehicle and parking

needs are covered by a heated double detached garage and a plus-sized parking pad accessible from the back lane. The location is prime as Innisfail falls in the Edmonton-Calgary corridor; is close to QE2; Highway 54; 50th Street - the main street providing shopping and restaurants; Innisfail Health Centre; Twin Arena and Playground; schools; golfing; the Aquatic Centre and dog parks. Perfect for a growing family that wants to experience small town living yet still enjoy city amenities. Call for your showing today.