



GRASSROOTS
REALTY GROUP

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3804 52A Avenue
Innisfail, Alberta

MLS # A2236461



\$354,900

Division:	Margodt		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,138 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Asphalt, Double Garage Detached, Driveway, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: window blinds

Welcome to this beautifully maintained 4-level split, offering an expansive and versatile layout perfect for families or entertaining. With 3 generously sized bedrooms all located on the upper level and 3 bathrooms, there's room for everyone to spread out in comfort. Step inside and be greeted by a spacious floor plan that flows effortlessly. The kitchen and dining area open up to a large new deck, overlooking a stunning, treed backyard oasis—ideal for summer BBQs, gardening, or just enjoying your morning coffee in peace. The lower level family room is anchored by a cozy wood-burning fireplace—a perfect spot to unwind on cooler evenings. The lower level also provides walk-up access to the backyard. The fourth level is unfinished and ready for your personal touch. Parking is a breeze with an oversized driveway and a double garage, giving you all the space you need for vehicles, toys, or a home workshop. Recent Updates within the past 5 years include; updated flooring, newly installed eavestroughs for improved drainage, efficient and reliable furnace, durable, freshly resurfaced asphalt driveway—oversized for extra parking and a new dishwasher. This home is full of warmth, charm, and functionality—ready for your next chapter.