



GRASSROOTS
REALTY GROUP

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**6001 47 Street
Innisfail, Alberta**

MLS # A2237381



\$685,000

Division:	Napoleon Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,595 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Modernized Bungalow Near Napoleon Lake with 2 Garages! This beautifully renovated bungalow offers the perfect blend of comfort and style with 3 bedrooms plus a flex room and 2.5 bathrooms. The open-concept main floor is designed for entertaining, featuring a custom kitchen with granite countertops, large island, and a cozy breakfast nook with fireplace. The formal dining area flows into a welcoming living room, also with a fireplace, creating a warm and inviting atmosphere. The spacious primary suite includes a luxurious 5-piece ensuite and dual walk-in closets. A 2-piece bath completes the main level. Downstairs you'll find two additional bedrooms, a large flex room ideal for a media room or fourth bedroom, open rec space ready for a pool table, a 3-piece bath with laundry room. Recent upgrades include luxury vinyl plank flooring, newer hot water tank, and complete plumbing updates. Outside, enjoy a fully fenced yard with vinyl fencing, a command gate for added security, and a private deck with hot tub and privacy screens—perfect for relaxing evenings. Located close to Napoleon Lake, this home is ideal for walking, biking, and enjoying nature. Double heated attached garage plus an additional single heated attached garage—plenty of space for vehicles, toys, or a workshop!