



GRASSROOTS
REALTY GROUP

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5515 52 Avenue Close
Innisfail, Alberta

MLS # A2251131



\$399,900

Division:	Dodds Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,295 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	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, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this charming and spacious 3-bedroom, 3-bath, bungalow style half duplex located in a quiet close near Dodd's Lake. Thoughtfully designed with an open-concept layout and high ceilings, this home offers a warm and inviting atmosphere with beautiful hardwood floors throughout the main living area. The upper level features a bright and airy living space, a well-appointed kitchen with plenty of cabinetry, and a generous dining area that flows seamlessly into the living room—perfect for relaxing or entertaining. The spacious primary bedroom is conveniently located on the main floor, complete with large walk in closet and 3 pcs ensuite. Downstairs, you'll find two additional bedrooms, a full bathroom, and a cozy rec room—all fully developed and ideal for family, guests, or home office needs. Enjoy your morning coffee on the covered front deck or take in the peaceful views from your oversized, fully fenced backyard that backs onto a serene treed area frequented by local wildlife—your own private nature retreat! Additional features include an attached single garage, ample storage, and a fantastic location just steps from Dodd's Lake and close to parks, trails, and all amenities.