



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5517 52 Avenue Close
Innisfail, Alberta

MLS # A2251133



\$380,000

Division:	Dodds Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,297 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this well-maintained 1-bedroom, 2-bathroom, bungalow style half duplex, perfectly situated on a quiet close and backing onto a beautiful treed area for added privacy and serenity. Step inside to discover a bright and spacious open-concept layout featuring rich hardwood floors, a generous living area, and a functional kitchen with plenty of cabinetry and natural light. The huge primary bedroom is a true retreat, complete with a large walk-in closet and a private 3-piece ensuite. Enjoy your morning coffee on the covered front deck, or relax on the rear deck overlooking the peaceful, tree-lined yard. The backyard offers excellent privacy, is partially fenced with a rear fence, and is perfect for outdoor enjoyment. The basement is unfinished and ready for your personal touch—create additional bedrooms, a rec room, or a home office—the possibilities are endless! Additional features include a second full bathroom on the main floor, an attached single garage, and a quiet, desirable location just minutes from nature trails and amenities. Whether you're downsizing, purchasing your first home, or investing, this property offers space, comfort, and the potential to grow.