



GRASSROOTS
REALTY GROUP

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**5651 45 Street
Innisfail, Alberta**

MLS # A2253232



\$415,000

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Off Str		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1B
Utilities:	-

Inclusions: Garage Control (s)

Step inside and discover a bright and spacious bungalow offering over 2200 sq ft of developed living space in a quiet, established neighbourhood! The main floor features a sun-filled living room with a large picture window, a generous dining area, and a well-appointed kitchen with plenty of cabinets, counter space, and stainless-steel appliances. The primary bedroom includes a walk-in closet and convenient 2-piece ensuite, while a second bedroom, full 4-piece bath, and floor laundry add everyday ease and functionality. The fully finished basement expands the home with a massive recreation room, an oversized third bedroom (perfect for two siblings that would like to share a room), and a stylish 3-piece bathroom with updated finishes. This level provides the perfect balance of space for family gatherings, hobbies, or a home theatre setup, along with storage and utility areas. Enjoy outdoor living with both a front deck and a side patio, ideal for entertaining, barbequing and relaxing with horizontal wood slat privacy walls and topped with a covered roofline. The fenced yard is framed by mature trees and low-maintenance landscaping, while the detached double garage offers secure parking, storage, and room for projects. The garage is also heated with an efficient radiant heater. This move-in ready property blends space, convenience, and value in one inviting package. Located near schools, parks, and local amenities, it's an excellent choice for families, first-time buyers, or those looking to downsize into the welcoming community of Innisfail!