



**GRASSROOTS**  
REALTY GROUP

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5248 37 Street  
Innisfail, Alberta

MLS # A2253360



**\$385,000**

Division:	Margodt		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,251 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Vaulted Ceiling(s), Wood Windows		

**Inclusions:** fridge in garage, stand up shower in bathroom downstairs (not installed)

Great family home with lots of room. This character bi-level with vaulted ceiling with eye-catching exposed wood beams in the living room and dining area. The living room showcases beautiful brick fireplace with wood-burning stove. Functional U-shaped kitchen with built in oven, plenty of cupboard space, including a pantry that opens to the dining area. Just off the dining area you have direct access to the large deck, for seamless indoor/outdoor living. Down the hall you will find the primary bedroom with 3 pc ensuite, 2 bedrooms and a 4 pc main bathroom. Down stairs through the sliding barn door, the partially finished basement offers an additional bedroom, family room/extra bedroom with an brick faced natural gas fireplace, laundry room, roughed in bathroom and additional space for future development, with room to make it your own. Double detached insulated garage with 220 volt wiring and lots of space for parking and storage. Back yard is low maintenance with it being concrete, great for entertaining, parking extra vehicles, or RV's. Shingles on garage are 3 years old and the house shingles are 4 years old. New deck 5 years ago. Hot water tank is 3 years old, and new furnace in 2008.