



GRASSROOTS
REALTY GROUP

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**5302 36A Street
Innisfail, Alberta**

MLS # A2254536



\$225,000

Division:	South Innisfail		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	608 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Off Street, On Street, Outside, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Pantry, Primary Downstairs, See Remarks, Storage		

Inclusions: Shed (All Appliances are as is, the seller is the Executor of the estate and has not lived in the property therefore cannot make and warranties or representations.)

This cute bi-level half duplex has such a welcoming feel the moment you walk in, thanks to the abundance of natural light that fills the space. On the main floor, you'll find a comfortable living/family room that's perfect for relaxing, a bright kitchen complete with a handy pantry, and both a dining area and a breakfast nook—lots of room for family meals or catching up with friends over coffee. The main floor also has the convenience of laundry and a half bathroom. Off the kitchen and dining area, you can step right out onto a great back deck that overlooks the yard—perfect for summer barbecues, entertaining, or just kicking back in the evenings. Head downstairs and you'll discover three cozy bedrooms, a full 4-piece bathroom, and the utility room. It's a great setup for families, guests, or even creating a private space for teenagers. Over the years, the home has seen some nice updates, including fresh paint, newer flooring and baseboards, a newer back door off the kitchen, as well as a newer washer and dryer. The roof is roughly 10 years old, and the hot water tank is about 7 years old, so the big-ticket items have already been taken care of. One of the best parts of this property is the location—it's tucked into a great neighbourhood, super close to Raspberry Park and within walking distance to schools. Whether you're starting out, downsizing, or looking for a solid family home, this half duplex is move-in ready and has so much to offer.