



GRASSROOTS
REALTY GROUP

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**3727 51A Avenue
Innisfail, Alberta**

MLS # A2256181



\$399,900

Division:	South Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,198 sq.ft.	Age:	1974 (51 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Separate Entrance		

Inclusions: Washer/ Dryer, Fridge, Stove, Dishwasher, Range hood, Microwave, Garage Door opener with one control, Cieling fans, Shed,

Welcome to this spacious 6 bedroom, 2.5 bath home offering plenty of room for family and guests. With 1,198 sq. ft. finished above grade and an additional 1,100 sq. ft. in the fully developed basement, this property combines comfort, functionality, and value. The main floor features a bright living area, well-appointed kitchen with 2 separate sinks, and three bedrooms including a generously sized primary. The basement has three more bedrooms, a large family room complete with a wood burning stove, and a second entrance from the back yard. Outside, you'll find a double detached garage and a private yard with room to relax and play. Ideally located near schools, the hospital, swimming pool, and beautiful walking trails, this home is perfect for families or anyone seeking convenience and lifestyle. Don't miss the opportunity to make this great property your own!