



5319 37 Street
Innisfail, Alberta

MLS # A2256262



\$419,000

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|-----------|--|--------|-------------------|
| Division: | Margodt | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,272 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Rectangular Lot, Standard Shaped Lot | | |

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|-------------|---|------------|------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-1B |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks, Storage, Walk-In Closet(s) | | |

Inclusions: Fridge x 2, Stove, Dishwasher, Washer, Dryer, Microwave, Hood Fan, All Window Coverings, Garage Door Opener(s), Chairlift (Negotiable)

This well-maintained Bi-Level offers the flexibility and convenience that both downsizers and families will appreciate. Located in a quiet, established area close to Raspberry Park, schools, and walking paths, it's a peaceful spot that's still minutes from Innisfail's shopping, restaurants, and quick highway access for an easy commute to Red Deer or Calgary. Inside, the bright and open Kitchen features a large eat-in Dining Area and oversized windows that overlook the backyard, filling the space with natural light. The main floor offers 2 Bedrooms plus a Den/Office, perfect for a home workspace or hobby room, along with 2 Bathrooms, including a private 3 Piece Ensuite off the Primary Suite. This home has flexible living areas with the lower level that could be ideal for shared family households or for entertaining, with a spacious Rec Room, a handy Kitchenette, 2 additional Bedrooms, a 3 Piece Bath, and a dedicated Laundry Room and tons of storage space. The fully-fenced backyard offers back-lane access, making it easy to park an RV, add a garden, or simply enjoy the private outdoor space. Nearby amenities include schools, playgrounds, grocery stores, coffee shops, and several of Innisfail's recreation areas – arena, curling rink, ball diamonds etc., all within a short drive. A quiet location, thoughtful layout, and plenty of storage make this home a smart choice for those wanting comfort and flexibility in a family-friendly neighbourhood.