



GRASSROOTS
REALTY GROUP

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**5319 37 Street
Innisfail, Alberta**

MLS # A2256262



\$419,000

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		

Heating:	In Floor, Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	See Remarks, Storage, Walk-In Closet(s)

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

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.