



GRASSROOTS
REALTY GROUP

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**3727 50 Avenue
Innisfail, Alberta**

MLS # A2256373



\$364,900

Division:	Southeast Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,126 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Boat, Off Street, On Street, Outside, RV Access		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Metal Siding	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Smoking Home, Soaking Tub		

Inclusions: n/a

5 Bedroom Bi-Level on a Large Lot in Southeast Innisfail This well-maintained 1976 bi-level offers 5 bedrooms, 2 bathrooms, and plenty of room to grow. Located in a quiet southeast neighborhood, the home sits on a large lot across from a playground in a 30km zone—perfect for families and anyone who values space and community. Inside, you’re welcomed by a spacious entry with new flooring and modern lighting. The main floor ceilings have been freshly painted, giving the home a bright and airy feel. The main bathroom has been updated with a new tub, tile, faucet, and showerhead, while the ensuite features new flooring. With big east-facing windows in the living room, mornings are filled with light, and the south- and west-facing kitchen and dining areas keep the home glowing through the day. With 5 bedrooms, there’s flexibility for children, guests, or a dedicated home office. The spacious basement is clean and ready for your personal touch—ideal for a rec room, gym, or family room. Outdoors, enjoy a large west facing back deck with brand-new stairs, perfect for entertaining or relaxing. The yard is surrounded by mature trees, accented with rock work beautiful landscaping, and offers plenty of room to play, garden, or simply enjoy the outdoors. A large shed, sidewalks from front to back, and durable metal siding provide convenience and low-maintenance living. This home combines good bones with timeless charm, offering a move-in-ready space filled with natural light and long-term value.