



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3912 54th Avenue
Innisfail, Alberta**

MLS # A2257927



\$449,900

Division:	Southwest Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,477 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Rectangular Lot		

Heating: Boiler, In Floor, Hot Water, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R-1B

Foundation: Wood

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, Storage, Vaulted Ceiling(s)

Inclusions: Washer, dryer, ceiling fans, garage door opener & 2 controls, window coverings, fridge, stove, cook top, built-in microwave, built-in dishwasher, garden shed, bar fridge

Step inside this warm and welcoming 4-bedroom bungalow (3 up, 1 down), offering comfort, style, and functionality throughout. Heated with efficient in-floor heat and complemented by a cozy gas fireplace in the living room, this home is a perfect place to call home. The main level features a bright, open layout with 3 spacious bedrooms and 2 full bathrooms, large eat in kitchen and the living room complete with a built in bar area! The fully developed basement adds an additional bedroom, a large closed door office, the third full bathroom, and a great family room. Great hard surface floors in the basement stay warm and inviting with the infloor heat. Recent updates provide peace of mind, including: Plumbing upgrades (2021): new heat exchanger, pump, 3 thermostats, expansion tank, and glycol filler for the boiler. New hot water tank (2024) Kitchen updates (2023): new dishwasher & fridge Upstairs toilets replaced (2023) Shed refreshed with new shingles (2024) Outside, enjoy the fully fenced yard—ideal for kids, pets, and entertaining—as well as a double attached garage for convenience and storage. This move-in-ready bungalow offers the perfect blend of comfort, recent upgrades, and a great location.