



GRASSROOTS
REALTY GROUP

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

**4323 56 Avenue
Innisfail, Alberta**

MLS # A2258204



\$424,500

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,305 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Gazebo, Lan		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding

Foundation: Wood

Features: Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1B

Utilities: -

Inclusions: FREE STANDING A/C UNIT, 3 SIDED ELECTRIC FIREPLACE IN BASEMENT, GAZEBO, PERGOLA, METAL SHED, VINYL SHED, FIRE PIT, FREE STANDING OUTSIDE FIREPLACE, ALL PATIO FURNITURE, EXTRA FRIDGE IN BASEMENT, OLDER DEEP FREEZER,

FOR SALE! STUNNING 3 BEDROOM/3 BATHROOM BUNGALOW THAT BACKS ON TO THE GREEN SPACE IN WESTPARK! Enter through the front door of this classy home to the main floor: Living room has a large window to let natural light in...dining area...kitchen with eating area....family room with free standing gas fireplace backing on to a stone wall and access to the back deck/yard.....4PC bath.....master bedroom with 3PC ensuite.....bedroom with great storage.....main floor laundry with folding station.....entrance to the double attached garage (21x23). Head downstairs to find : Good sized bedroom....office/craft room....3PC bathroom.....kitchen/dining area with 3 sided electric fireplace.... recreation room to host events.....lots of storage and a cold room. Upgrades have been done in 2020 (vinyl windows, siding, stone work plus a high efficiency furnace). Check out the two tiered deck with pergola that has great views of the green space/play ground. Walk down the deck stairs to find a gazebo to enjoy morning coffee in with free standing fireplace plus a metal shed, vinyl shed, garden spot, firepit area. This is property has chain link fencing with privacy slats and a gate to access the green space plus walking paths. This property is very well kept and a pleasure to show! So close to many amenities (Hockey arena, curling, parks, soccer and schools to name a few) Great place to raise a family!