



GRASSROOTS
REALTY GROUP

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

**5409 44A Street Close
Innisfail, Alberta**

MLS # A2258882



\$524,900

Division:	Westpark Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Lawn, Sloped Down, Yard Lights		

Heating:	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Gas BBQ, Shed, 15' pool is negotiable, Snowblower

This stunning walkout bungalow not only has all the bells and whistles but also located in a quiet picturesque cul-de-sac. The main floor is an open concept with vaulted ceilings in a bright living room and a spacious dining room. Main floor has ceramic tile throughout. The kitchen has a large island with an abundance of cupboards, a large corner pantry, stainless steel appliances and a built-in wine rack. The dining area has space for a large dining table and a spot for a custom china cabinet. The living room has a spot for a 2nd fireplace, if desired. The upper level has two bedrooms, one being the master bedroom with a huge walk in closet and a three piece ensuite. The lower level has been freshly painted and has a fireplace, wet bar area and a large family room. There are two additional bedrooms both with walk-in closets and another three piece bathroom. There is also plenty of storage and in floor heating in both the lower level and the garage. The house is equipped with a water purification system, central air conditioning and outdoor hot water taps. The front yard is professionally landscaped and the backyard is maintenance free with RV parking and hookups (water & electric), a nice garden area, large storage shed and natural gas hookups on both upper and lower decks. This home has many features for a new owner to enjoy. Hurry call your realtor today.