



GRASSROOTS
REALTY GROUP

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**5215 38 StreetCrescent
Innisfail, Alberta**

MLS # A2259322



\$419,900

Division:	Southwest Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,263 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar		

Inclusions: none

This beautifully finished 3-bedroom, 2.5-bathroom bungalow with a single attached garage has been thoughtfully updated from top to bottom, leaving nothing for the new owners to do but move in and enjoy. Step inside to find a bright and welcoming main floor with modern paint tones, updated flooring throughout, and a stunning kitchen featuring newer cabinets, tile, countertops, and appliances. The bathrooms have been refreshed with updated sinks and vanities, offering a clean and timeless style. The home has received major upgrades to its mechanical and structural components, including a newer furnace, central air conditioning, and updated electrical panel. Windows, exterior doors, soffit, fascia, eaves, and exterior stone have also been replaced, giving the property fantastic curb appeal and peace of mind for years to come. Outdoor living is just as enjoyable with a newer deck, shed, and low-maintenance exterior. Inside, details like modern lighting, a stylish living room railing, and quality finishes throughout elevate the home's appeal. With all the hard work completed, this bungalow is the perfect combination of comfort, function, and style - truly a home you'll be proud to call your own.