



GRASSROOTS
REALTY GROUP

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**5336 37A Street
Innisfail, Alberta**

MLS # A2262323



\$345,000

Division:	Margodt		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,093 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to 5336 37A Street in Innisfail! This 4 bedroom and 2 bath bi-level has a fantastic floorplan making it ideal for young families. The main floor boats 3 bedrooms, spacious kitchen with white cabinets and plenty of counterspace, separate dining area, bright living room and a 4pc bath. Downstairs you will find the 4th bedroom, laundry, storage area, 3pc bath, and family room with a wood burning stove. The backyard is spacious, fully fenced, has a multi-tiered deck for those barbeques and entertaining. Upgrades within the last 10 years: Shingles, furnace, vinyl windows main floor level. Back fence has a gate allowing for yard as RV storage if desired.