



GRASSROOTS
REALTY GROUP

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4312 54th Avenue
Innisfail, Alberta

MLS # A2265146



\$299,900

Division:	Caron		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows, Wood Windows		

Inclusions: Shed, Fridge, Stove, Microwave, Dishwasher,

Welcome to this inviting bungalow style home that combines comfort, function, and convenience! Featuring 4 bedrooms and 2.5 bathrooms, this home is perfect for families or anyone looking for a spacious, move-in-ready property. The main floor offers a bright, welcoming layout with easy-care laminate flooring throughout, a generous size living room, and an eat-in kitchen designed for casual family meals and gatherings. The kitchen also offers patio doors to a large rear deck complete with aluminum railing. Downstairs, the fully finished basement provides plenty of additional living space—ideal for a family room, play area, or home office—along with a bedroom and full bathroom for guests or teens. Step outside to enjoy the large yard, perfect for kids, pets, or summer entertaining. A rear shed offers extra storage for tools, bikes, and more. Situated within walking distance to local schools, this home makes everyday living both easy and convenient.