



GRASSROOTS
REALTY GROUP

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4514 54A Ave Cres
Innisfail, Alberta

MLS # A2266872



\$469,900

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Lev		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to this beautiful fully developed bungalow that offers comfort, style, and an exceptional location backing onto a large greenspace with walking paths. This four-bedroom home features an inviting open design perfect for both everyday living and entertaining. The main floor showcases a bright and spacious layout with a cozy gas fireplace, a kitchen complete with an island and breakfast bar, and brand new flooring in the upstairs bathrooms. Convenient main floor laundry and a double attached garage add to the home's functionality. Enjoy peaceful mornings and evenings on the large rear deck overlooking the greenspace or relax on the charming front covered veranda that enhances the home's lovely curb appeal. The property is surrounded by beautiful landscaping and is located in a friendly neighborhood with wonderful neighbors. With two gas fireplaces, a fully developed lower level, and a setting that combines privacy and community, this home is the perfect blend of warmth, comfort, and location.