



GRASSROOTS
REALTY GROUP

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4420 57 Avenue
Innisfail, Alberta

MLS # A2272818



\$310,000

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,144 sq.ft.	Age:	1979 (46 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Hot Tub, Pool, Shed x2

Welcome to this spacious and versatile 6-bedroom home. The main floor features 3 bedrooms, including a primary with a convenient 2-piece ensuite, along with a full 4-piece bathroom. The large living room is warm and inviting with a wood-burning fireplace, perfect for cozy evenings. A generously sized kitchen with plenty of workspace flows into a dedicated dining area, ideal for family meals and entertaining. The fully developed basement offers even more flexibility with 3 additional bedrooms, a full 3-piece bathroom, a rec room, and a versatile flex space. The large basement bedroom has previously been used as an additional living room, offering endless possibilities for layout and lifestyle needs. A separate entrance to the backyard adds excellent potential for extended family, home-based business, or multi-generational living. Step outside to your private backyard, the large, fully fenced yard features a pool, hot tub, and two storage sheds, making it perfect for summer entertaining and everyday family fun. The detached rear garage is front-facing off the expansive driveway and is both heated and cooled, ideal for a workshop, hobby space, or premium vehicle storage. Additional RV parking at the front adds even more convenience. With abundant parking, flexible living spaces, standout outdoor features, this property offers outstanding value and an exceptional lifestyle opportunity.