



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4304 56 Avenue  
Innisfail, Alberta**

**MLS # A2275462**



**\$320,000**

<b>Division:</b>	Westpark Innisfail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Great value and endless potential! This cute 5-bedroom, 2-bath bi-level offers a basement suite and a solid layout ready for your personal touch. The cozy main-floor living room enjoys beautiful sunset views, with a large south-facing front deck—perfect for soaking up the sunshine. The bright kitchen features ample oak cabinetry, with three bedrooms on the main level and a separate laundry room down the hall. Step out to the spacious 20'x10' north-facing back deck, ideal for staying cool while relaxing or hosting summer barbecues. The lower level offers an illegal suite complete with a huge living room with woodstove, generous dining area, kitchen space, and a full bathroom with both a large tub and separate shower. Outside, you’ll find two storage sheds, a yard fenced on both sides, and plenty of room to build a future garage. The seller has never occupied the property, and it is being sold as is. With some TLC, this home presents an excellent opportunity for renovators or buyers looking to add value.