



GRASSROOTS
REALTY GROUP

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

5228 40 Street
Innisfail, Alberta

MLS # A2278082



\$419,900

Division:	Southwest Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,388 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame, Wood Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Vaulted Ceiling(s)		
Inclusions:	None		

Check out this move in ready family home which has 4 good size bedrooms, a large open concept main floor with vaulted ceilings, large windows throughout and a wood burning fireplace with wood mantel. Lots of space in the fully developed basement including a large family room with wood burning stove, a 3-piece bathroom with an amazing walk in sauna that you will love on those cold winter days. The Kitchen has been freshened up with new warm colors and newer appliances. There are large openings to the living room and dining area, in keeping with the open concept. You are going to love the large, fenced yard and heated double garage with tons of room for projects, toys and your vehicles. Don't wait to book your private tour, this home is price to sell and available with a quick closing.