



GRASSROOTS
REALTY GROUP

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**3411 51A Avenue
Innisfail, Alberta**

MLS # A2280425



\$449,900

Division:	Southwest Innisfail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,321 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters		
Inclusions:	Shed, Garage Heater		

~WELCOME HOME~ Nestled on a quiet, tree lined street in a very desirable neighborhood, this beautiful four-level split is the perfect blend of space, comfort and modern living. From the moment you arrive, you'll be impressed by the CURB APPEAL and thoughtful design. Step inside and discover a home built for every day living and UNFORGETTABLE GATHERINGS. With 5 generous size bedrooms, a huge family room AND recreation room, there's room for family and guests, a home office, or that hobby space you've always wanted. Every level offers its own purpose and charm - all designed for PRACTICAL FLOW and ABUNDANT LIVING! ~MOVE IN READY~ with a brand new furnace you won't worry about for years to come. Great features include: QUARTZ COUNTERTOPS, NEWER FLOORING, HEATED 24x26 GARAGE, BEAUTIFUL KITCHEN, FARMHOUSE SINK, SUNKEN LIVING ROOM, 2 FIREPLACES - electric & WOOD, 3 PIECE ENSUITE, COVERED DECK, and it's FULLY DEVELOPED. Close to ALL amenities, dog parks, shopping, playgrounds, schools and GOLF!