



GRASSROOTS
REALTY GROUP

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5559 52 Avenue Close
Innisfail, Alberta

MLS # A2284022



\$489,000

Division:	Dodds Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,204 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Sump Pump(s), Vinyl Windows		

Inclusions: Shed

Welcome to this clean, well maintained 3 bed, 3 bath modified bi-level ideally located across from Dodds Lake in Innisfail on a large, fully fenced corner lot with a beautiful west-facing backyard view. You're welcomed by a spacious tiled entry leading into a bright, open-concept main floor featuring vaulted ceilings, large windows, and an abundance of natural light. The kitchen is both functional and inviting with updated appliances (2022), a centre island with breakfast bar, corner pantry, and plenty of cabinetry. The cozy living room is anchored by a gas fireplace, creating a warm gathering space. Just off the dining area, enjoy the stunning 3-season sunroom, perfect for relaxing while taking in the surroundings. The main floor includes a second bedroom and a full 4-piece bath, while the upper level is dedicated to the spacious primary retreat. The large sized primary bedroom offers a walk-in closet and a generous 5-piece ensuite with dual sinks, a whirlpool tub, and separate shower. The fully finished lower level features a welcoming family/rec room with a second gas fireplace, a third bedroom, another full 4-piece bath, and a huge utility/storage room. The hot water tank was replaced in 2025. Vinyl flooring runs throughout the home for a modern, low-maintenance finish. Additional highlights include an attached heated double garage, plus an exceptional backyard complete with mature trees, raised garden beds, a firepit, and a large powered shed. All this in a prime location close to golf, ski hill, shopping, schools, and with lake views right across the street, a fantastic family home in a sought-after setting.