



GRASSROOTS
REALTY GROUP

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

**4515 45A Street Close
Innisfail, Alberta**

MLS # A2286272



\$474,900

Division:	Eastgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,444 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Blinds, 2 Garage Remotes

Open House Sunday, February 15th from 2:00 p.m. - 4:00 p.m. This spacious lovingly cared for 1444 sq foot bungalow will impress you with its excellent design and use of space. An executive office is conveniently located at the entry of the home. The office could also make a fifth bedroom. The open floor plan has the kitchen looking onto the great room. The gas fireplace can be enjoyed from the kitchen, dining area & great room. The kitchen has brand new stainless steel appliances, a pantry + an abundance of quality cabinets and countertop space. The dining area can accommodate a large dining set, it leads out to the deck and good sized well cared for yard. The yard has a garden spot + space for RV parking. You'll appreciate the easy care laminate and lino flooring throughout the main floor and the soaring 9 foot ceilings.. The spacious primary bedroom can accommodate large furniture + it offers an ensuite with a tub/shower combo. There is a second bedroom on the main level. Laundry is conveniently located on the main level making this ideal for those looking for main floor living. The lower level was professionally completed to the same high standard as the upper floor. It has newer plush carpeting. This area is made for entertaining with its super sized family room offering plenty of space for a media area and a games area where a pool table could fit. There are 2 additional large bedrooms + a full bathroom. For your comfort there is in- floor heating. The attached double garage has a gas line roughed in. The location offers excellent walkability to the Co-op for groceries, coffee shops and other amenities. It offers easy access in and out of the city. The sellers state the neighborhood is very community minded with many of the neighbours meeting weekly for coffee + they host an annual BBQ. If you're seeking a meticulously cared for home in a neighbourhood

where neighbours get to know one another & look out for each other, this may be just the property for you!