



**56 Napoleon Meadows Way  
Innisfail, Alberta**

**MLS # A2287173**



**\$519,900**

<b>Division:</b>	Napoleon Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Beautifully maintained modified bi-level located in one of Innisfail's most desirable neighborhoods, Napoleon Meadows Way! From the moment you arrive, the curb appeal stands out on this home. The modern exterior with stone accents and covered entry creates a welcoming first impression. Inside, the main level features engineered hardwood flooring and an open layout that flows seamlessly between the living, dining, and kitchen areas. The living room is enhanced by a cozy gas-burning fireplace that adds warmth and character. The kitchen offers rich cabinetry, generous counter space, a functional island, and a gas stove for cooking- a feature anyone who loves to cook will appreciate! Patio doors lead directly to the deck, making summer entertaining and BBQs effortless. Also located on the main floor are two well-sized bedrooms and a 4-piece bathroom- ideal for children, guests, or a home office setup. Upstairs, the primary bedroom truly feels like its own private suite. Set apart from the other bedrooms, this upper-level retreat offers excellent separation and privacy but is still located close enough to tend to small children. Complete with a walk-in closet and a 4-piece ensuite, it's a comfortable and functional space designed for everyday living. The lower level offers substantial development already underway, including a developed bedroom, a two piece bathroom, some framed rooms and a large open area ready to be finished to your preference. In-floor heat keeps things nice and cozy! The mechanical systems are clean and well organized, including a high-efficiency furnace and hot water tank. The home is also equipped with air conditioning, providing year-round comfort. Step outside to enjoy the fully fenced yard and upper deck with decorative railing detail and neighborhood views. The double attached garage is oversized with

excellent overhead storage and workspace potential- perfect for busy families, hobbies, or additional organization. Located in a quiet close and with popular Centennial park within walking distance, this is a solid, well-built home that offers comfort today and the flexibility to complete the basement development in the future!