



**4105 53 Avenue
Innisfail, Alberta**

MLS # A2290124



\$299,900

Division:	Central Innisfail		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,137 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Refrigerator, Stove, Dishwasher

Half duplex located across from a green space and park, offering 4 bedrooms and 2 bathrooms in a functional, well-designed layout. The main floor features a spacious living room with patio doors leading to the front deck, creating a bright and inviting space with views of the park across the street. The kitchen and dining area provide practical flow for everyday living. Upstairs, you'll appreciate the convenience of laundry on the same level as the bedrooms. The fully developed basement adds additional living space with a fourth bedroom and full bathroom, offering flexibility for guests, family members, or a home office. Situated in a residential neighbourhood with direct access to outdoor space, this property offers comfortable living in a location that's hard to beat.