



**4419 57 Avenue
Innisfail, Alberta**

MLS # A2290256



\$429,000

Division:	Westpark Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,297 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, No Animal Home, Storage, Suspended Ceiling		

Inclusions: Garden Shed

Welcome to this well-maintained 1,297 sq ft bungalow built in 1985, offering thoughtful updates and over \$70,000 in improvements in the past 2.5 years. This inviting home features 3 bedrooms on the main floor with convenient main-floor laundry, making it perfect for families or those seeking single-level living. The bright main level includes a comfortable living room highlighted by a cozy wood-burning fireplace, while the fully developed basement offers additional living space with a second wood-burning fireplace installed in August 2024. Downstairs you’ll find a 4th bedroom, large family room, dedicated gym space, and a spacious bathroom featuring in-floor heat and a relaxing jet tub. The home has seen numerous important upgrades, including all new triple-pane windows throughout (including a new egress window in the basement bedroom) installed in Fall 2023, new shingles with full roof Storm Shield protection in Fall 2024, and three new exterior doors. Additional improvements include blown-in attic insulation increasing the R-value to R60+, a new hot water tank installed June 2024, and the microwave hood fan vented to the exterior in 2024. The kitchen has also been updated with a brand new Bosch Series 800 dishwasher installed in 2026 and new plumbing under the kitchen sink completed in January 2026. The furnace has been cleaned and serviced within the last year, providing peace of mind for the next owner. The basement has been recently painted and is ready for finishing touches such as trim, allowing the new owner to add their personal style. Outside, enjoy a beautifully landscaped yard backing onto a large greenspace, offering privacy and a peaceful setting. The property also features a spacious 23.5' x 23.5' detached garage, providing plenty of room for vehicles, storage, or a workshop. With major upgrades already completed and a fantastic

layout both up and down, this home is move-in ready with room to personalize—all in a desirable neighborhood.