



**5543 52 AvenueClose
Innisfail, Alberta**

MLS # A2296678



\$440,000

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|------------------|---|---------------|-------------------|
| Division: | Dodds Lake | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,215 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

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|--------------------|--|-------------------|------|
| Heating: | In Floor Roughed-In, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-1B |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island | | |

Inclusions: shed

Welcome to this lovely finished bungalow style, half duplex, ideally located just steps away from Dodds Lake in Innisfail. Backing onto a peaceful green space and surrounded by walking trails, this home offers the perfect blend of comfort, functionality and lifestyle. The Main floor features a bright and inviting layout with two spacious bedrooms and two full bathrooms, including a well appointed primary suite. The open concept kitchen is designed for both everyday living and entertaining, complete with a large island, corner pantry, and seamless flow into the dining and living areas. A gas fireplace sets the mood in the dining area and adds a sense of comfort to the space. Downstairs, the fully developed basement offers additional living space with two more large bedrooms a large full bathroom and a huge family/ rec room - perfect for guests or a growing family. Additional highlights include an attached double garage, a fenced yard with a shed(10x12) and pergola and a prime location close to the library. This is an excellent opportunity to enjoy low maintenance living without compromising on space or location.