



**5208 40 Street
Innisfail, Alberta**

MLS # A2296718



\$390,000

Division:	Margodt		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: N/A

This great home was built with family in mind. Main floor has 3 bedrooms, 2 bathrooms, a living room and a decent sized kitchen with plenty of counter space and cabinets. The basement has 2 bedrooms, 1 bathroom, a den and a family room. There is new paint and vinyl plank flooring throughout. Enjoy a beautiful large, fenced backyard with a firepit and a covered sandbox for the kids to play in. The large double car garage has heat, 220 wiring and a garage door opener. This property is located very close to the schools, playgrounds, soccer/ football fields, ball diamonds, skateboard park, swimming pool and ice arenas. A very affordable home in a nice quiet neighborhood.