



**5248 37 Street  
Innisfail, Alberta**

**MLS # A2297495**



**\$376,900**

<b>Division:</b>	Margodt		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Storage, Tile Counters, Vaulted Ceiling(s), Wood Windows

**Inclusions:** fridge in garage, stand up shower in bathroom downstairs (not installed), Deep Freeze

Character bi-level with vaulted ceilings, exposed wood beams, and a stunning brick fireplace with wood-burning stove. The U-shaped kitchen features a built-in oven, ample storage, and a pantry opening to the dining area with direct access to the large deck for seamless indoor/outdoor living. Main floor offers a primary bedroom with 3-piece ensuite, two additional bedrooms, and a 4-piece bathroom. The partially finished basement accessed through a sliding barn door includes a family room/extra bedroom with brick-faced gas fireplace, laundry, roughed-in bathroom, and room to develop. Double detached insulated garage with 220V wiring, plus a low-maintenance concrete backyard great for entertaining, extra parking, or RV storage. Recent updates: garage shingles (3 yrs), house shingles (4 yrs), deck (5 yrs), hot water tank (3 yrs), and furnace (2008). Close to parks, green spaces, and schools. This is a great opportunity for families looking to put down roots!