



**5244 42 Street
Innisfail, Alberta**

MLS # A2299599



\$404,900

Division:	Southwest Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: fridge, stove, dishwasher, microwave-hood-fan, window coverings, central air-conditioner, washer, dryer, garage door opener, garage door control, gazebo, built-in vacuum & attachments, 2 electric fireplaces

Significantly renovated bungalow offering 5 bedrooms, 3 bathrooms, and a functional layout in a convenient location close to schools, parks, the arena, and everyday amenities. The main floor features a bright, open living space with modern finishes and a neutral colour palette. Features include: newer shingles on house, vinyl windows, pex plumbing, AC. There are 3 bedrooms on the main floor, including a primary bedroom with a 2-piece ensuite. The updated 4-piece bathroom features subway tile, black accents, and custom cabinetry. The kitchen provides ample cabinet and counter space, a large pantry, and an island with seating and additional storage. Dimming pot lights are installed throughout. The fully finished basement offers a large family room, 2 additional bedrooms, and a laundry room with sink and storage. Additional space under the stairs is available for storage or future shelving. The exterior is set up for low maintenance and functionality, with a large concrete pad (with Gazebo), RV parking, asphalt rear parking, and an oversized single detached garage, with plenty of built-in shelving. The home also includes central air conditioning.