



**4848 56 Avenue
Innisfail, Alberta**

MLS # A2299728



\$427,500

Division:	Madison Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,057 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home		

Inclusions: A/C

Treat yourself to this beautifully maintained home, ideally situated on a quiet street in one of Innisfail's most desirable neighbourhoods. Pride of ownership is evident from the moment you arrive and continues throughout this bright and inviting bi-level. The upper level features a spacious, west-facing living room filled with natural light, creating a warm and welcoming atmosphere. A generous dining area flows seamlessly into the well-appointed kitchen, complete with ample counter and cabinet space, a convenient eat-up bar, and newer appliances—perfect for both everyday living and entertaining. The main floor is ideal for a young family, offering three well-sized bedrooms and a full four-piece bathroom. Downstairs, you'll find a large recreation room with plenty of space for relaxing, playing, or even setting up a home gym. Two additional good-sized bedrooms and another full four-piece bathroom complete the lower level. Outside, the fully landscaped yard is designed for enjoyment, featuring a spacious rear deck, a dedicated fire pit area, and a dream 24' x 26' detached garage. Recent upgrades include brand new shingles, and new Central A/C.

Whether you're looking to downsize or purchase your first family home, this property offers comfort, space, and exceptional value.