



**4416 54 Avenue
Innisfail, Alberta**

MLS # A2300431



\$349,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad, RV Access/Parking, S		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

This fully finished 5-bedroom home offers plenty of space for a growing family, inside and out. Located across from green space, the front living room is filled with natural light thanks to a large picture window that also captures a peaceful view. The kitchen has been nicely updated with newer cabinetry, countertops, and stainless steel appliances, creating a clean and functional space for everyday living. On the main floor, you’ll find 3 bedrooms, including a comfortable primary with a refreshed 2-piece ensuite, along with an updated 4-piece bathroom. The lower level has also seen updates and provides a spacious family room that’s perfect for relaxing or entertaining, along with 2 additional large bedrooms, another updated 4-piece bathroom, and a roomy laundry area. Outside, the fully fenced yard offers plenty of space to enjoy, complete with a patio area and pergola for outdoor seating. A convenient side entrance leads directly to the backyard, and the long driveway offers ample parking, including room for an RV. The 18x24 detached garage is a great bonus, adding both storage and functionality. A solid, move-in-ready option for families looking for space, updates, and value.