



**5232 38 Street Crescent
Innisfail, Alberta**

MLS # A2302700



\$359,999

Division:	South Innisfail		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,160 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: window coverings

Welcome home to a fully finished 4-bedroom, 2-bath home located in a quiet, family-friendly neighborhood. The open-concept main floor features a bright living room, spacious dining area, and a functional kitchen with ample cabinetry and counter space, overlooking the private backyard with mature trees. The upper level offers three well-sized bedrooms and a full 4-piece bathroom. The fully developed lower level includes a large family room with updated laminate flooring, a large fourth bedroom you could use as the primary bedroom, renovated bathroom, huge laundry room, and generous storage space. Recent upgrades include new laminate flooring in both living areas and two privacy floating decks in the backyard. The exterior features a landscaped yard with garden, mature trees for added privacy, and a detached garage providing additional parking and storage.