



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5252 48 Street Close
Innisfail, Alberta**

MLS # A2206773



\$469,000

Division:	Central Innisfail		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,870 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this stunning two-story home nestled in a quiet cul-de-sac in Innisfail, AB. This spacious approx. 1,900 sq ft home features 3 bedrooms, 3 bathrooms, and a double-car garage, offering the perfect blend of comfort and convenience for modern living. Inside, the home boasts beautiful vinyl plank flooring throughout, giving the space a sleek and contemporary feel. The bright and open main floor is perfect for entertaining, while the large backyard offers a peaceful retreat with picturesque scenery to enjoy year-round. Location is everything, and this home does not disappoint. Situated just minutes away from schools, shopping centers, transit hubs, the RCMP station, and the hospital, everything you need is within easy reach. Don't miss the opportunity to make this charming home yours. Schedule a showing today and experience all that 5252-48 St Close has to offer!