

4950 53 Avenue
Innisfail, Alberta

MLS # A2233783

\$315,000



Division:	Napoleon Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,087 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Low Maintenance		
Heating:	Forced Air		
Floors:	Carpet, Linoleum		
Roof:	Asphalt Shingle		
Basement:	Partial, Partially Finished		
Exterior:	Vinyl Siding		
Foundation:	Wood		
Features:	Ceiling Fan(s), Closet Organizers, Storage		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R2		
Utilities:	-		
Inclusions:	n/a		

Welcome to a beautifully maintained and thoughtfully designed bungalow-style duplex that truly shows Pride of Ownership throughout! Whether you're looking to downsize, buy your first home, or invest in a revenue-generating property, this one checks all the boxes. Step inside to a bright and functional main floor layout offering everything you need—main floor laundry, a spacious primary bedroom with dual closets, a large 4-piece bath, and an extra den or home office. The kitchen, dining, and living areas flow seamlessly together, creating an open and welcoming atmosphere for daily living and entertaining. Downstairs you'll find a fully framed basement with a finished 3-piece bathroom, and tons of space to develop additional bedrooms and a large family room to suit your needs. Enjoy low-maintenance living with a west-facing deck to relax and catch the evening sunsets. Close to parks, walking trails, and nestled in a quiet Close, this home offers comfort and convenience.