

5204 42 Street  
Innisfail, Alberta

MLS # A2247943

**\$435,000**



|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Central Innisfail                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bi-Level                                                                   |               |                   |
| <b>Size:</b>     | 1,159 sq.ft.                                                               | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street, Parking Pad, RV Access/Parking         |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Low Maintenance |               |                   |

|                    |                                                                  |                   |      |
|--------------------|------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Shingle                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                         | <b>Zoning:</b>    | R-1C |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows |                   |      |

**Inclusions:** N/A

Step inside this welcoming 4-bedroom, 3-bathroom bi-level and you'll instantly feel at home. The main floor offers three comfortable bedrooms, including a primary suite with its own 3-piece ensuite. A full 4-piece bathroom serves the other bedrooms. The kitchen has a fresh feel with new flooring and a layout that flows right into the bright, open living room — perfect for everyday life and family time. From here, head out to the back deck and lower patio, a great setup for summer BBQs or simply enjoying your morning coffee. The basement gives you even more living space with a cozy family room, the fourth bedroom, a 3-piece bathroom, and a laundry/utility area. There's also plenty of storage plus a partially unfinished section, ready for you to design into whatever you need — maybe a home gym, playroom, or hobby space. Outside, this home has just as much to offer. The double detached garage is perfect for keeping vehicles out of the elements, and there's convenient RV parking right at the end of the corner alley for easy access. The backyard is spacious with two raised garden boxes for growing your own veggies or flowers, and the wiring for a hot tub is already in place if you want to add that luxury. Recent updates include a new roof and siding (2020), furnace (2019) with regular servicing, central A/C (2014), hot water tank (2017), gutter guards, and new sinks in the upstairs bathrooms. With its thoughtful updates, functional layout, and unbeatable location close to schools, arenas, and parks, this home is ready for you to move in and make it yours.