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5248 37 Street Innisfail, Alberta

MLS # A2253360



\$380,000

Margodt			
Residential/House			
Bi-Level			
1,251 sq.ft.	Age:	1978 (47 yrs old)	
4	Baths:	1 full / 1 half	
Double Garage Detached			
0.15 Acre			
Back Lane, Few Trees, Front Yard, Low Maintenance Landscape			
	Residential/Hou Bi-Level 1,251 sq.ft. 4 Double Garage 0.15 Acre	Residential/House Bi-Level 1,251 sq.ft. Age: 4 Baths: Double Garage Detached 0.15 Acre	

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Storage, Vaulted Ceiling(s), Wood Windows

Inclusions: fridge in garage, stand up shower in bathroom downstairs (not installed)

Great family home with lots of room. This character bi-level with vaulted ceiling with eye-catching exposed wood beams in the living room and dining area. The living room showcases beautiful brick fireplace with wood-burning stove. Functional U-shaped kitchen with built in oven, plenty of cupboard space, including a pantry that opens to the dining area. Just off the dining area you have direct access to the large deck, for seamless indoor/outdoor living. Down the hall you you will find the primary bedroom with 3 pc ensuite, 2 bedrooms and a 4 pc main bathroom. Down stairs through the sliding barn door, the partially finished basement offers an additional bedroom, family room/extra bedroom with an brick faced natural gas fireplace, laundry room, roughed in bathroom and additional space for future development, with room to make it your own. Double detached insulated garage with 220 volt wiring and lots of space for parking and storage. Back yard is low maintenance with it being concrete, great for entertaining, parking extra vehicles, or RV's. Shingles on garage are 3 years old and the house shingles are 4 years old. New deck 5 years ago. Hot water tank is 3 years old, and new furnace in 2008.