

**5531 43 Street  
Innisfail, Alberta**

**MLS # A2274863**



# \$229,900

<b>Division:</b>	Westpark Innisfail		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Pantry		

**Inclusions:** .

Affordable living awaits! Step into this easy, comfortable living with a bright and inviting two bedroom home, offering a smart and functional floor plan that shows beautifully. The open concept layout creates a spacious feel, complemented by a generous main floor laundry area for attic convenience. Outside, enjoy warm summer evenings on the covered rear patio perfect for relaxing or entertaining the yard also includes a gate that allows for extra parking of a second vehicle and additional storage, adding extra practicality to this already well designed property. This is bright, clean and ready to enjoy.