

5647 55 Avenue Crescent  
Innisfail, Alberta

MLS # A2281526



**\$500,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Westpark Innisfail   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,251 sq.ft.   | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn  |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Concrete, Wood Frame  | <b>Zoning:</b>    | R-1B |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |                   |      |
| <b>Inclusions:</b> | Chest Deep Freezer in basement  |                   |      |

Located in a desirable area of Innisfail, close to parks, playgrounds, walking paths, and schools - this beautifully fully finished bungalow showcases quality construction and thoughtful upgrades throughout. The bright, open-concept main floor features rich hardwood flooring and ceramic tile, creating a welcoming and functional living space, complete with a unique brick faced wall adding warm and charm. The kitchen is both stylish and practical, offering uniquely finished wash-tone cabinetry, a skylight that fills the space with natural light, and sleek stainless steel appliances for a timeless, upscale look. Most windows are fitted with custom-made blinds for added comfort and privacy. The spacious primary bedroom includes a recently updated 4-piece ensuite, perfect for unwinding at the end of the day. Laundry hookups are conveniently located on BOTH levels, and a front phantom screen door adds everyday ease. The fully developed basement offers two additional bedrooms, a 4-piece bathroom, ample storage/laundry space, and a large family room complete with a corner gas fireplace featuring thermostatic control;ideal for cozy evenings. Enjoy the south-facing backyard, beautifully landscaped with mature trees and perennials, fully fenced for privacy. The two-tiered back deck is partially covered and wired for a hot tub, making it perfect for entertaining or relaxing outdoors. Additional highlights include an attached double garage and numerous thoughtful extras that reflect the exceptional care given to this home. A truly well-maintained property offering comfort, style, and value in a sought-after neighborhood. Pride of ownership is clearly evident throughout!