

**5647 55 AvenueCrescent
Innisfail, Alberta**

MLS # A2281526



\$500,000

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

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