



5651 45 Street , Innisfail, Alberta - \$415,000



Main Photo

Property Description

Step inside and discover a bright and spacious bungalow offering over 2200 sq ft of developed living space in a quiet, established neighbourhood! The main floor features a sun-filled living room with a large picture window, a generous dining area, and a well-appointed kitchen with plenty of cabinets, counter space, and stainless-steel appliances. The primary bedroom includes a walk-in closet and convenient 2-piece ensuite, while a second bedroom, full 4-piece bath, and floor laundry add everyday ease and functionality. The fully finished basement expands the home with a massive recreation room, an oversized third bedroom (perfect for two siblings that would like to share a room), and a stylish 3-piece bathroom with updated finishes. This level provides the perfect balance of space for family gatherings, hobbies, or a home theatre setup, along with storage and utility areas. Enjoy outdoor living with both a front deck and a side patio, ideal for entertaining, barbequing and relaxing with horizontal wood slat privacy walls and topped with a covered roofline . The fenced yard is framed by mature trees and low-maintenance landscaping, while the detached



double garage offers secure parking, storage, and room for projects. The garage is also heated with an efficient radiant heater. This move-in ready property blends space, convenience, and value in one inviting package. Located near schools, parks, and local amenities, it's an excellent choice for families, first-time buyers, or those looking to downsize into the welcoming community of Innisfail!

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