



**5302 36A Street , Innisfail, Alberta - \$225,000**



Main Photo

## Property Description

This cute bi-level half duplex has such a welcoming feel the moment you walk in, thanks to the abundance of natural light that fills the space. On the main floor, you'll find a comfortable living/family room that's perfect for relaxing, a bright kitchen complete with a handy pantry, and both a dining area and a breakfast nook—lots of room for family meals or catching up with friends over coffee. The main floor also has the convenience of laundry and a half bathroom. Off the kitchen and dining area, you can step right out onto a great back deck that overlooks the yard—perfect for summer barbecues, entertaining, or just kicking back in the evenings. Head downstairs and you'll discover three cozy bedrooms, a full 4-piece bathroom, and the utility room. It's a great setup for families, guests, or even creating a private space for teenagers. Over the years, the home has seen some nice updates, including fresh paint, newer flooring and baseboards, a newer back door off the kitchen, as well as a newer washer and dryer. The roof is roughly 10 years old, and the hot water tank is about 7 years old, so the big-ticket items have already been taken care of. One of the

best parts of this property is the location—it's tucked into a great neighbourhood, super close to Raspberry Park and within walking distance to schools. Whether you're starting out, downsizing, or looking for a solid family home, this half duplex is move-in ready and has so much to offer.

## REALTOR Referral

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