

**5228 40 Street
Innisfail, Alberta**

MLS # A2278082

\$419,900

Division: Southwest Innisfail

Type: Residential/House

Style: Bungalow

Size: 1,388 sq.ft. **Age:** 1977 (49 yrs old)

Beds: 3 **Baths:** 3

Garage: Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached

Lot Size: 0.15 Acre

Lot Feat: Back Lane, Back Yard, Lawn, Level



Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Cedar, Wood Frame, Wood Siding

Zoning: R-1B

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, No Smoking Home, Vaulted Ceiling(s)

Inclusions: None

Check out this move in ready family home which has 4 good size bedrooms, a large open concept main floor with vaulted ceilings, large windows throughout and a wood burning fireplace with wood mantel. Lots of space in the fully developed basement including a large family room with wood burning stove, a 3-piece bathroom with an amazing walk in sauna that you will love on those cold winter days. The Kitchen has been freshened up with new warm colors and newer appliances. There are large openings to the living room and dining area, in keeping with the open concept. You are going to love the large, fenced yard and heated double garage with tons of room for projects, toys and your vehicles. Don't wait to book your private tour, this home is price to sell and available with a quick closing.