

**4108 53 Avenue
Innisfail, Alberta**

MLS # A2287748



\$400,000

Division:	Westwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,000 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Storage Shed

This is a freshly renovated home in a great neighborhood with parks and schools close by. Located just a few blocks from the Arena/Curling Rink. The home had a total kitchen renovation with all full stainless steel appliance package. This home has a great living space on the main level with bedrooms on the second level. The new flooring on the main and upper level make it look like a new home. All the bathrooms have been "freshened" up and make it move in ready. The entire house has new paint including the trim and baseboards. With a back yard that is fully fenced it is perfect for the kids to play in safely and the family dog can join in on the fun. The single car garage in the back yard has great access from the back alley. There is extra parking in the back off of the alley for an RV or extra vehicle. This home is ready for the next chapter to begin with a new family.