

**4903 56 Avenue  
Innisfail, Alberta**

**MLS # A2288177**



**\$499,900**

<b>Division:</b>	Madison Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Standard Shaped Lot, Street Light		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Shed		

Well-maintained bungalow home offering over 2,800 sq ft of fully developed living space in a quiet, established Innisfail neighborhood! A spacious front entry welcomes you into the bright main floor where cathedral ceilings and an inviting gas fireplace create a warm, open atmosphere. The kitchen is designed for gathering, featuring a large island, gas stove, ample cabinetry, and a generous dining area with access to the covered deck overlooking the fenced yard and open greenspace beyond. Updated vinyl plank and textured laminate flooring add both style and durability. The primary suite includes dual closets and a private ensuite complete with a jetted soaker tub and separate shower. A second bedroom, full bathroom, and convenient main floor laundry complete the main level. The fully developed walkout basement offers a massive recreation room with plenty of space for a home theatre, gym area, pool table, or games space, along with two additional bedrooms, a full bathroom, and excellent storage! Step out onto the covered patio and enjoy the privacy of the backyard setting. Additional features include a double attached garage, 2018 shingles, 2021 on-demand hot water, a water softener, sump pump, gas line for the BBQ, and a shed. A rare combination of space, privacy, and layout-all in one well-maintained package!