

**5228 41 st Crescent  
Innisfail, Alberta**

**MLS # A2289882**



**\$415,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** fridge, stove, dishwasher, washer, dryer

This cozy 4-bedroom bungalow offers the perfect balance of comfort and peace of mind. With two bedrooms up and two down, including a master suite with its own private 2-piece ensuite, there's a place for everyone. The main floor laundry makes daily life a breeze, while the brand-new furnace and hot water tank mean you can just move in and relax. Complete with a detached two-car garage and located in a wonderful neighborhood near schools and hospitals—this is a home designed for easy living.