

**5104 40 Street
Innisfail, Alberta**

MLS # A2290106



\$349,900

Division:	Central Innisfail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-35-28-W4
Exterior:	Mixed	Zoning:	R1
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Vinyl Windows		

Inclusions: N/A

Retro Home. Pride of ownership shows in this Beautiful Bungalow with 3 Bedrooms and 2 Bathrooms. It is centrally located close to the swimming pool, ball diamonds, schools, hospital and parks. This home has been beautifully kept and cared for. The moment you walk in the front door you will feel at home, bright and spacious which makes this home perfect for any growing family. Immaculate describes it and it has many updates, including newer shingles and eavestrough, windows on main floor, paint, flooring, fridge, dishwasher, hot water tank and furnace, CookTop and other updates all in recent years. You will love the rear deck off the dining room and manicured yard for all your backyard bbq's, with the 14' x 24' foot garage and Storage shed to finish off, you won't find a better home in this price range. This beautiful family home is located in a perfect central location and is ready for quick access.