

# \$419,900 - 4119 53 Avenue, Innisfail

MLS® #A2218228

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.13 Acres

Central Innisfail, Innisfail, Alberta

FAMILY HOME IN GREAT LOCATION IN CENTRAL ALBERTA This Awesome 4-level split has been immaculately cared for and is ready for your family to enjoy! As you enter the home, you'll be greeted by its warm and inviting entryway into the Main Floor living room. complete with 3-sided gas Fireplace vinyl windows and beautiful laminate flooring. Next to it is a Large Dining area with a built in lit Cabinet next to your tiled floor kitchen, featuring newer appliances, a lovely coffee bar island and a large pantry. You'll be sure to enjoy each and every sunset to the West on the covered deck that leads into a Large open and Private fenced backyard! Upstairs you'll find a large primary bedroom with its own walk-in closet and a luxurious 4pc ensuite with a gorgeous standalone tub. On the upper level you'll also find an additional spacious bedroom or den overlooking the front yard. There is also an additional 2pc bathroom on the upper level, equipped with unique fixtures and gorgeous lighting. On the Third level you'll have 2 more spacious bedrooms, each with their own unique style and spacious layout. The 5pc bathroom on this level has twin sinks and unique fixtures. Perfect for a growing family looking to put down roots! On the lowest level, you'll find the an additional bedroom, playroom or Craftroom if needed! There is also a Large Family entertainment room that would be perfect for any home theatre! The laundry room is also on this level, as well as the mechanical room. under the third level is a



huge 400+ sq.ft. crawl space storage area.  
There is 2 water heaters to keep any large family from running out of hot water. In addition to all of these features, the shingles are new from August of last year! As it is Close to parks, playgrounds, schools, and the swimming pool this home would be perfect for any growing family!

Built in 2003

### **Essential Information**

MLS® #	A2218228
Price	\$419,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,301
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	4119 53 Avenue
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G3

### **Amenities**

Parking Spaces	2
Parking	Gated, Off Street, Parking Pad, Aggregate

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Awning(s), Garden, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

## Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	R1C

## Listing Details

Listing Office	2 Percent Realty Advantage
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