

# \$399,900 - 5228 38 Streetcrescent, Innisfail

MLS® #A2269082

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.15 Acres

Margodt, Innisfail, Alberta

Location is key for this wonderful home. Perfectly positioned backing onto a tranquil green space, this property offers a wonderful blend of privacy, functionality, and family-friendly living. The spacious backyard is ideal for entertaining or relaxing, featuring a covered hot tub accessed from the third-level family room walk-up, an upper deck off the primary bedroom, and an impressive two-car detached shop with 220V power and 10'™ ceilings – perfect for hobbyists, trades, or extra storage. Inside, you'll find a bright, open layout that flows seamlessly between living areas – ideal for a growing family or those just starting out. The inviting living room centres around a cozy fireplace, while the kitchen offers plenty of counter space, solid cabinetry, and updated appliances for everyday convenience. The lower level includes a theatre room and additional space for family activities or guests. Set in a mature, quiet neighbourhood close to parks, schools, and walking trails, this home combines comfort, space, and location beautifully. It truly shows great and is ready for its next chapter!

Built in 1978

## Essential Information

MLS® # A2269082

Price \$399,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,381         |
| Acres          | 0.15          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5228 38 Streetcrescent |
| Subdivision | Margodt                |
| City        | Innisfail              |
| County      | Red Deer County        |
| Province    | Alberta                |
| Postal Code | T4G 1G7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home                    |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                            |
| Cooling           | None                                                                  |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 2                                                                     |
| Fireplaces        | Family Room, Living Room, Mantle, Wood Burning, Masonry               |
| Has Basement      | Yes                                                                   |
| Basement          | Full                                                                  |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                     |
| Lot Description   | Back Yard, Garden, Landscaped, No Neighbours Behind, Private, Brush |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Brick, Concrete, Wood Frame, Cedar |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-1B               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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