

\$699,900 - 5211 56 Street, Innisfail

MLS® #A2082224

\$699,900

5 Bedroom, 4.00 Bathroom, 1,955 sqft

Residential on 0.21 Acres

Dodds Lake, Innisfail, Alberta

FULLY DEVELOPED 5 BDRM, 4 BATH
2-STOREY ~ HEATED TRIPLE GARAGE +
GATED RV PARKING ~ SOUTH FACING
BACKYARD WITH NO NEIGHBOURS
BEHIND ~ ROOF TOP PATIO WITH
UNOBSTRUCTED VIEWS OF DODD'S LAKE
~ Eye catching curb appeal welcomes you to
this lake front home loaded with upgrades ~
Covered front entry welcomes you ~ Formal
sitting room just off the entrance has large
windows with views of the lake ~ Open
concept main floor layout complemented by
vaulted ceilings ~ The living room has large
south facing windows that overlook the
backyard and is centred by a gas fireplace with
a mantle, TV niche above and built in
cabinetry and shelving on either side ~ The
kitchen offers an abundance of light stained
maple cabinets (under cabinet lighting, pots
and pan drawers, pull out drawers, crown
moulding), full tile backsplash, tons of granite
counter space including a large island with an
easting bar, and a window above the sink ~
The dining space has more large south facing
windows and offers garden door access to the
backyard and the huge covered 3 season deck
(composite deck boards, gas line, aluminum
and glass railings) ~ The private primary
bedroom tray ceilings with built in lighting, dual
closets with mirrored doors, built in cabinetry
and a spa like ensuite with a large soaking tub,
separate shower and a generous size vanity ~
2 piece main floor bath ~ Laundry is located in
it's own room and has built in shelving ~ Open



staircase overlooks the main floor and leads to the upper level bonus room with high ceilings and garden door access to a large roof top patio with unobstructed views of Dodd's Lake ~ 2 generous size bedrooms located on the upper level can easily accommodate king beds plus furniture and are separated by a 4 piece bath ~ The fully finished basement with operational in floor heat has a massive family room, 2 additional bedrooms, a 4 piece bathroom and a large storage room ~ Other great features and upgrades include; central air conditioning (2023), central vacuum, hot water on demand (2021), argon solar glazed windows, newer shingles ~ 26/24 x 32' heated garage is insulated, finished with painted drywall, has high ceilings, two overhead doors, man door to the backyard, and a window for natural light ~ Oversized stamped concrete front driveway offers additional parking for at least 3 vehicles plus an extra long gravel driveway that spans to the backyard with 50 amp power available ~ The sunny south facing. backyard is fully fenced, landscaped, backs on to a treed reserve with no neighbours behind, has two sheds, a fire pit and still tons of grassy yard space ~ Dodd's Lake boat launch and dock are just across the street offering year round activities (fishing, boating, paddle boarding, skating) and beautiful walking trails ~ Close proximity to the Innisfail Public Library, ski hill and golf course with easy access to downtown, shopping, schools and all other amenities.

Built in 2004

Essential Information

MLS® #	A2082224
Price	\$699,900
Sold Price	\$660,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,955
Acres	0.21
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5211 56 Street
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1R6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	8
Parking	Additional Parking, Boat, Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, RV Access/Parking, See Remarks, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, See Remarks, Tile
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Lake, Front Yard, No Neighbours Behind, Landscaped, Rectangular Lot, See Remarks, Views
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Roof	Asphalt Shingle
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 21st, 2023
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Date Sold	October 29th, 2023
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Days on Market	37
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Zoning	R1B
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HOA Fees	0.00
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Listing Details

Listing Office	Lime Green Realty Inc.
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