

\$284,900 - 5040 56 Street, Innisfail

MLS® #A2092698

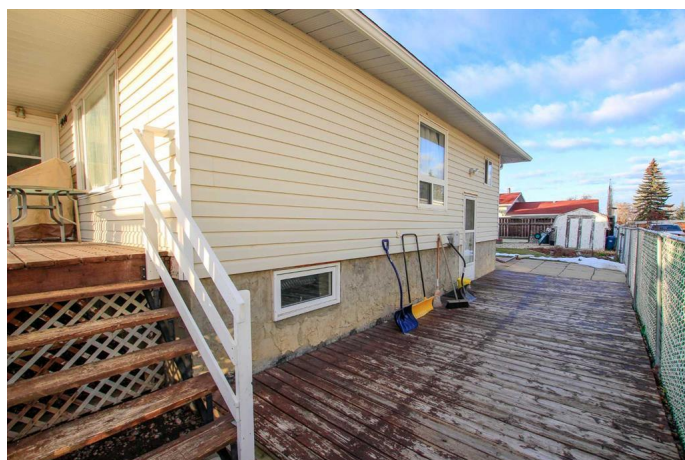
\$284,900

4 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.14 Acres

Dodds Lake, Innisfail, Alberta

FULLY DEVELOPED 4 BED, 2 BATH RAISED BUNGALOW ~ LOCATED ON A LARGE LOT WITH MATURE LANDSCAPING ~ STEPS TO DODD'S LAKE ~ Pride of ownership is evident in this well cared for home with many upgrades over the years ~ A large partially covered deck with enclosed storage below welcomes you ~ The living room is a generous size with a large south facing window offering tons of natural light and opens to the dining room where you can easily host a large family gathering ~ The kitchen has a functional layout with tons of white cabinets, ample counter space including an island with butcher block and easy access to the mud room with access to the patio and backyard, that also serves as a separate entrance to the basement ~ The primary bedroom can easily accommodate a king bed and has dual closets ~ 2 more bedrooms and a 4 piece bath complete the upper level ~ The fully finished basement with vinyl plank flooring offers a family room, 4th bedroom, oversized 3 piece bathroom with a large linen closet and an awesome laundry room with an abundance of cabinets and counter space, a sink and a second (full size) fridge ~ Crawl space offers additional storage ~ The fully fenced backyard is landscaped with mature trees, shrubs and perennials, has a garden shed, large garden plot, fire pit area and a stone patio ~ Located on a quiet street just steps to the beautiful Dodd's Lake with walking trails and year round outdoor activities, close to schools, playgrounds and many



restaurants, shopping and all other amenities
downtown Innisfail offers ~ Front driveway has
room for multiple vehicles and/or your RV.

Built in 1961

Essential Information

MLS® #	A2092698
Price	\$284,900
Sold Price	\$275,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5040 56 Street
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1R3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Gravel Driveway, Off Street, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s)

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	January 25th, 2024
Days on Market	77
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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