

# \$339,000 - 5320 39 Streetcrescent, Innisfail

MLS® #A2100132

**\$339,000**

4 Bedroom, 4.00 Bathroom, 1,103 sqft

Residential on 0.15 Acres

NONE, Innisfail, Alberta

This property offers an abundance of features that are sure to capture your heart make you feel right at home! On the main floor, you'll find a bright living room that exudes cheerfulness and invites relaxation. The bright kitchen and dining room provide the ideal setting for culinary adventures and family gatherings. You will also find 2 additional bedrooms, a 4pc bathroom and a large primary bedroom with 2 pc ensuite. In the basement, you'll discover a large bedroom, complete with its own convenient 2pc ensuite bathroom perfect for guests or a teenager looking for their own space. And if relaxation is what you crave, look no further than the huge sauna with an accompanying shower – the perfect spot to unwind after a long day or enjoy quality time in the large family room downstairs, complete with a cozy fireplace that adds warmth and character to the space. This home has seen some recent updates as well. The siding, shingles, and eavestroughs have all been refreshed within the last 5 years, ensuring durability and peace of mind. The new concrete front sidewalk and stairs not only enhance curb appeal but also provide a safe and inviting entrance. Step outside into your fully fenced yard, where endless possibilities await. The double car garage comes with a handy divider wall, offering flexibility and convenience for storage or projects. This property boasts a whopping 6 parking spaces, ensuring ample room for all your vehicles and toys. If you're an outdoor enthusiast or simply



enjoy hosting gatherings, the fire pit will surely become a favorite spot for making memories. And if that's not enough, imagine indulging in fresh raspberries from your very own raspberry bushes. Other notable features include RV parking, a large balcony for enjoying the sunshine, and a basement exterior door for added accessibility. Don't miss out on this fantastic opportunity to own a great family home in Innisfail. Please note that the sauna and fireplace are being sold as-is with no guarantees or warranties.

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2100132    |
| Price          | \$339,000   |
| Sold Price     | \$320,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 1           |
| Half Baths     | 3           |
| Square Footage | 1,103       |
| Acres          | 0.15        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 5320 39 Streetcrescent |
| Subdivision | NONE                   |
| City        | Innisfail              |
| County      | Red Deer County        |
| Province    | Alberta                |
| Postal Code | T4G 1E9                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Sauna, Sump Pump(s)                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Central                                                                        |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Basement, Wood Burning                                                         |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                             |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding                                          |
| Foundation        | Poured Concrete                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | January 5th, 2024   |
| Date Sold      | February 12th, 2024 |
| Days on Market | 37                  |
| Zoning         | R 1B                |
| HOA Fees       | 0.00                |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal LePage Wildrose Real Estate -Olds |
|----------------|-----------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.