

\$489,000 - 6002 44 Streetcrescent, Innisfail

MLS® #A2131527

\$489,000

5 Bedroom, 3.00 Bathroom, 2,113 sqft

Residential on 0.20 Acres

Napoleon Lake, Innisfail, Alberta

Welcome home! As you step through the spacious entryway with sleek slate tile, your eyes are immediately drawn to the grand staircase leading to the upper floor, promising a blend of charm and warmth throughout. The main level boasts an open layout, seamlessly connecting the formal dining and living room area, where a cozy gas fireplace invites you to unwind and entertain. The modern kitchen is a chef's dream, featuring a butcher block countertop, stainless steel appliances, and a breakfast nook overlooking a charming seating area with a wood-burning fireplace. Step through the garden doors to discover the expansive backyard, complete with a two-tiered deck ideal for outdoor gatherings. With ample space for a second garage and RV parking, this yard is a versatile oasis awaiting your personal touch. Convenience meets functionality with main floor laundry. There is also an extra bedroom (could also be a main floor office), accompanied by a 3-piece guest bathroom for added comfort. Ascending the staircase, you'll find the generously sized primary bedroom boasting a luxurious 4-piece ensuite, complete with a pocket door to the lavatory area for added privacy. Two additional bedrooms and another well-appointed 4-piece bathroom complete the upper level, offering bright and airy spaces for rest and relaxation. Venture downstairs to discover a large family room, additional bedroom, and a vast crawlspace providing ample storage solutions. With over 2100 square feet of above-grade



living space, more square footage with the fully developed basement and a double attached garage, this home offers both style and functionality. Situated in a prime location near parks, Field and Forge, walking trails, and the arena- welcome home to your new haven!

Built in 1997

Essential Information

MLS® #	A2131527
Price	\$489,000
Sold Price	\$470,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,113
Acres	0.20
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	6002 44 Streetcrescent
Subdivision	Napoleon Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1L2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Crown Molding, Double Vanity, Open Floorplan, Pantry, Storage, Vinyl Windows, Wood Counters
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Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2024
Date Sold	July 24th, 2024
Days on Market	72
Zoning	R-1B
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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