

\$496,000 - 6030 44 Streetcrescent, Innisfail

MLS® #A2151074

\$496,000

4 Bedroom, 4.00 Bathroom, 1,860 sqft

Residential on 0.15 Acres

Napoleon Lake, Innisfail, Alberta

Charming Country-Style Family Home with Impeccable Curb Appeal

Welcome to your dream family home, a large two-story retreat that blends charming country vibes with modern comfort. This well-maintained gem boasts a curb appeal that scores a perfect 10+ and is situated in a great location close to scenic walking trails and a serene lake.

As you step inside, you'll find a thoughtfully designed main floor featuring a galley-style kitchen with plenty of cabinetry, counter space, and pantry storage. The cozy living room and adjacent dining area are flooded with natural light, providing the perfect setting for family gatherings. The practical laundry area offers abundant storage space, while direct entry from the garage leads into a mudroom, ideal for storing shoes and coats. Double attached garage with lots of storage space.

The upper level is home to a tranquil primary bedroom, a spacious haven for relaxation. It features 2 generous closets and a luxurious 4-piece ensuite with a tub. Three additional bedrooms on this level offer ample space for the entire family, complemented by a roomy 4-piece bathroom.

The finished basement includes a large bedroom, perfect for guests or a growing family, a spacious family room for



entertainment and relaxation, a 3-piece bathroom, and ample storage space.

Outside, the property features an additional detached single car garage in the backyard. The large, inviting deck overlooks a beautifully landscaped, welcoming, and relaxing backyard, perfect for summer barbecues and outdoor fun.

This home is not just a place to live but a sanctuary that offers comfort, space, and a touch of countryside charm.

Built in 1998

Essential Information

MLS® #	A2151074
Price	\$496,000
Sold Price	\$482,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,860
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	6030 44 Streetcrescent
Subdivision	Napoleon Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1L2

Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	September 21st, 2024
Days on Market	64
Zoning	R1-B
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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