

# \$535,000 - 4494 54a Avenue crescent, Innisfail

MLS® #A2226354

## \$535,000

4 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.17 Acres

Westpark Innisfail, Innisfail, Alberta

Welcome to this beautifully maintained fully finished bungalow, proudly offered for sale for the first time ever by the original owners. Pride of ownership shines in every detail of this warm and welcoming home, nestled in a prime location that backs onto peaceful green space. Step into a spacious entryway that opens into a bright living area filled with natural light, featuring hardwood floors and a cozy fireplace—perfect for relaxing or entertaining. The kitchen is a true centerpiece, boasting a central island, ample storage, a gas stove, pantry and a sink overlooking your stunning backyard.

The main level offers a thoughtfully designed layout with three bedrooms, including a primary suite complete with a spacious 3-piece ensuite. A second 4-piece bathroom and two additional bedrooms complete the main floor. Downstairs, the inviting basement with in-floor heating offers even more living space with a large family room, bar area that's great for entertaining, flex area ideal for a home gym or playroom, another generous bedroom, a 4-piece bathroom, and tons of storage. The laundry room is impressively large and functional.

Outside is where this home truly becomes your personal retreat. The backyard oasis features a two-tiered deck, gorgeous landscaping in both the front and backyards, a gravel fire pit area adorned with twinkle lights, a



greenhouse, and a shed for added convenience. Step through your back gate to instantly access the scenic walking paths that loop throughout the town. Located just walking distance to schools, pools, and parks, this home offers the perfect blend of comfort, style, and accessibility.

Additional highlights include central A/C, a heated attached garage, and an unbeatable location in a quiet, family-friendly area. This is more than just a home—it's a lifestyle.

Built in 2002

### Essential Information

MLS® #	A2226354
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,310
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4494 54a Avenue crescent
Subdivision	Westpark Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1X8

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener,

	Heated Garage, Insulated, Off Street
# of Garages	1

## Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Yard, Few Trees, Greenbelt, Landscaped, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	47
Zoning	R1-C

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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