

# **\$439,900 - 4337 60a Avenue crescent, Innisfail**

MLS® #A2209075

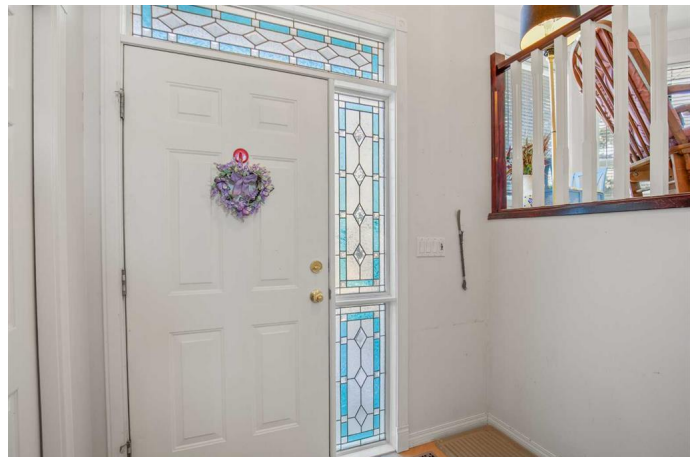
**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.15 Acres

Napoleon Lake, Innisfail, Alberta

Excellent quiet location for this large 1379 sq foot bilevel home. From the moment you enter this bright home you'll notice the natural light streaming through the multitude of windows. The large West facing living room has a gas fireplace and is open to the dining room with patio doors to the deck and good sized backyard. The kitchen offers classic white cabinets and a window with a view to the big backyard. This family friendly home has 3 good sized bedrooms on the main including the primary suite with an ensuite. You'll appreciate the new & next to new flooring throughout most of the home. The lower level feels non basement like with its bright windows. The large family room offers plenty of space for a media area plus a games/play area + it features a second gas fireplace. There is a fourth bedroom and a 3 piece bathroom on the lower level. The home offers an incredible amount of storage - something most homes are short of. The floor plan is ideal with the heated garage leading into a super sized mudroom and a large utility/laundry room. The backyard is both peaceful and pretty as the owner loved to garden. The heated 12 x 18 shop is a unique feature that's ideal for the carpenter, handyman, artist or for storage of lawn and garden necessities. If you're fussy about location and seeking a home your family can enjoy for years to come this may be just the property for you!



Built in 1996

## Essential Information

MLS® #	A2209075
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,380
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4337 60a Avenue crescent
Subdivision	Napoleon Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1V9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, See Remarks, Single Garage Detached
# of Garages	3

## Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 7th, 2025
Days on Market	18
Zoning	R-1B

### Listing Details

Listing Office	Century 21 Maximum
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