

# **\$365,000 - 5380 39 Streetcrescent, Innisfail**

MLS® #A2193787

**\$365,000**

4 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.15 Acres

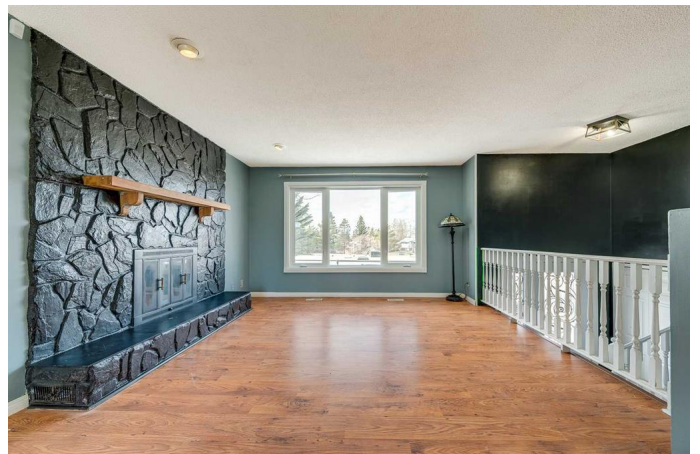
Margodt, Innisfail, Alberta

Nestled in a quiet neighborhood with a beautiful green space out front, this charming bi-level home offers the perfect combination of comfort and convenience. Ideally located close to schools, a recreation center, and the hospital, it provides easy access to everything you need.

Inside, you'll find 3 bedrooms on the main level and a fully finished basement featuring an additional bedroom, a large family room, and a recreation room—ideal for gatherings or extra living space. Cozy up to not one but TWO wood-burning fireplaces, adding warmth and charm to your home.

Designed for efficiency and versatility, this home features two furnaces for customized climate control and a separate entrance to the basement, offering exciting potential for various living arrangements. Recent updates include brand-new shingles and newer windows. Step outside to a massive backyard—an increasingly rare find! With so much space, you™ll have endless possibilities for outdoor living, from hosting summer barbecues to creating the garden of your dreams. Whether you need room for kids to play, pets to roam, or simply a private retreat to unwind, this oversized lot offers a level of space and freedom that™s hard to come by.

Built in 1982



## Essential Information

MLS® #	A2193787
Price	\$365,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,088
Acres	0.15
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	5380 39 Streetcrescent
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G1

## Amenities

Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	Separate Entrance
Appliances	Electric Oven, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	R1B

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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