

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

MLS® #A2193787

**\$365,000**

4 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.15 Acres

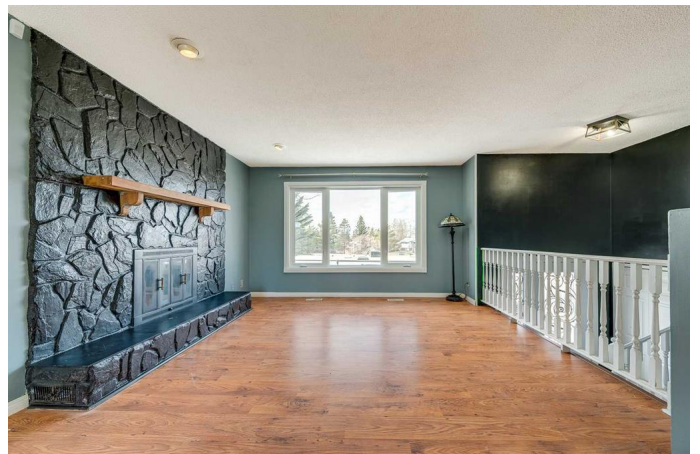
Margodt, Innisfail, Alberta

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
-------------------	--------------------------------

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	17
Zoning	R1B

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.