

# \$499,900 - 5003 35 Street, Innisfail

MLS® #A2214529

**\$499,900**

3 Bedroom, 3.00 Bathroom, 2,179 sqft

Residential on 0.18 Acres

South Innisfail, Innisfail, Alberta

A beautifully curved driveway sets the tone for this inviting property! The grand double-door entrance welcomes you into a spacious foyer with hardwood floors and a stunning chandelier fitted with energy-efficient LED bulbs. The formal living room features a large picture window that fills the space with natural light and flows effortlessly into a sunken formal dining room—perfect for hosting! The adjoining kitchen offers updated appliances, including a vintage-style cookstove that adds character, plus plenty of counter space for baking and meal prep, and abundant cabinetry for storage. Step into the second living room, where real wood paneling and a gas fireplace create a cozy, relaxed atmosphere. Patio doors lead directly to the backyard patio, making this an ideal space for everyday living and entertaining. A 2-piece bathroom is conveniently located for guests, while the hallway leads to main floor laundry with access to the double garage and out to the expansive backyard, complete with a raised garden box and oversized shed. Upstairs, a unique loft-style office with wood feature walls overlooks the formal living room below. Vaulted ceilings finished in wood shiplap evoke a warm, cabin-inspired feel while maintaining elegance throughout the home. The primary bedroom is impressive, easily accommodating a king-sized bed and additional seating, with a walk-through closet leading to a private 3-piece ensuite. The second bedroom offers private deck access,



and the third is equally generous in size—each with charming wood wall accents. A 4-piece bathroom and an upper-level deck overlooking the backyard complete this level. The basement is almost fully finished with a large recreation room perfect for a theatre or games area, a cold storage room, and a separate storage room with rough-in plumbing for a future bathroom. There’s also potential for two additional bedrooms with the addition of egress windows. Upgrades include new vinyl windows throughout, a high-efficiency furnace & central air conditioning (June 2024), and eavestrough leaf filters for low-maintenance exterior care. The oversized yard—front, side, and back—offers ample space for gardening, play, or relaxation and includes an underground sprinkler system. Ideally located within walking distance to two parks and nearby schools, this property blends comfort, character, and convenience. A rare offering with room to grow, entertain, and make your own—don’t miss the opportunity to call this one home!

Built in 1976

**Essential Information**

MLS® #	A2214529
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,179
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split

Status	Active
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## Community Information

Address	5003 35 Street
Subdivision	South Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1H5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Laminate Counters, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Few Trees, Garden, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	8
Zoning	R-1B

## Listing Details

Listing Office

Royal LePage Network Realty Corp.

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