

\$385,000 - 5529 52 Avenue close, Innisfail

MLS® #A2232965

\$385,000

4 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.09 Acres

Dodds Lake, Innisfail, Alberta

Well-maintained and fully finished, this spacious end-unit townhome offers comfort, functionality, and a great location—just a short walk to Dodd’s Lake! With 4 bedrooms (2 up, 2 down), 3 full bathrooms, and main floor laundry, this home is perfect for families, downsizers, or investors.

The bright, open-concept main floor features a cozy gas fireplace, a generous living and dining area, and a large kitchen with ample storage. A spacious foyer welcomes you inside, while the attached single garage offers convenience and extra storage space.

Enjoy outdoor living with a fenced backyard that backs onto mature trees, offering privacy and a peaceful setting. The fully developed basement is a great place for your guests or children to sleep and play in the large family room!

Highlights include: End-unit with extra natural light. 4 bedrooms, 3 bathrooms. Finished up and down. Gas fireplace in the living room. Open floor plan with spacious kitchen. Large entryway/foyer. Single attached garage. Fully fenced rear yard. Lovely private setting!

Built in 2013

Essential Information

MLS® #

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Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,191
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	5529 52 Avenue
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A1

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	46
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
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