

# \$325,000 - 4823 46 Avenue, Innisfail

MLS® #A2236208

**\$325,000**

3 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.09 Acres

Central Innisfail, Innisfail, Alberta

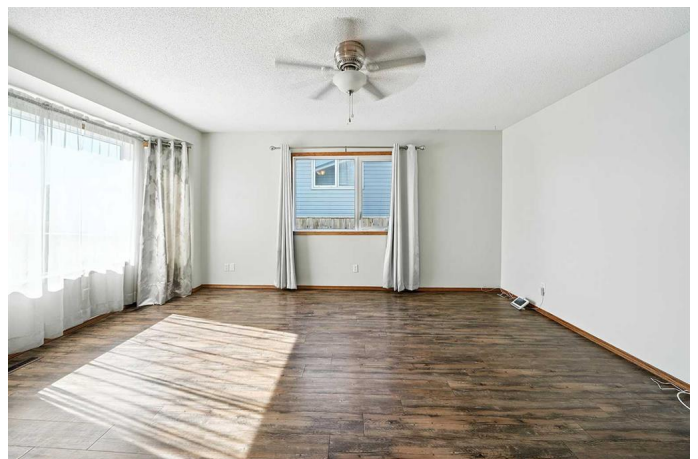
Welcome to this spacious and updated bungalow-style Semi detached duplex offering over 2,400 sqft of developed living space in a peaceful family-friendly neighbourhood in Innisfail, Alberta. This home features 3 bedrooms plus a den, including two generous bedrooms on the main floor—one being the primary suite with a walk-in closet and private 2-piece ensuite. A full 4-piece bathroom is also located on the main level, along with updated flooring, a large dining area with built-in cabinetry and extra storage, a galley-style kitchen with pantry, and a convenient laundry room with even more storage. Step outside to enjoy your morning coffee on the cute front patio, or host summer BBQs and entertain guests on the new back deck, easily accessed through a convenient side entrance. The fully fenced backyard is perfect for kids or pets to play safely. Downstairs, you'll find a cozy basement rec room featuring an impressive pellet stove, a third bedroom, a den/flex room, a 3-piece bathroom, and plenty of storage. Complete with a single attached garage, this home offers space, comfort, and functionality in a welcoming community—perfect for families or anyone looking for a relaxed lifestyle with room to grow.

Built in 1992

## Essential Information

MLS® #

A2236208



|                |                        |
|----------------|------------------------|
| Price          | \$325,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,232                  |
| Acres          | 0.09                   |
| Year Built     | 1992                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4823 46 Avenue    |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 1P2           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Storage                                         |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                              |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Basement, Pellet Stove                                                  |
| Has Basement      | Yes                                                                     |
| Basement          | Finished, Full                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Standard Shaped Lot  |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 18              |
| Zoning         | R-3             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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