

\$335,000 - 3832 52a Avenue, Innisfail

MLS® #A2099307

\$335,000

5 Bedroom, 3.00 Bathroom, 1,210 sqft
Residential on 0.14 Acres

Southwest Innisfail, Innisfail, Alberta

Nestled in the heart of Innisfail, this budget-friendly 1210 Sq.Ft. bungalow is the perfect canvas for those seeking a cozy, bright and welcoming home with ample bedrooms and detached garage. With nice curb appeal and a great location that's close to schools, hospital, shopping and other amenities & services, this home has everything your family needs with an affordable price tag.

Step into a space designed with practicality and charm, where the breakfast nook opens up to a back deck – the ideal spot for family dinners under the open sky or entertaining friends on weekends with a hot grill and a cold beverage. The Kitchen boasts newer stainless steel appliances with lots of cupboard space.

There are 3 Bedrooms and a 4 Piece Bath on the main level, including a Master with 2 Piece Ensuite. Great for keeping young kids close by, or alternately use for a home office or hobby space. There is still tons of room in the basement, including an additional 2 Bedrooms, 3 Piece Bath, Laundry Room, dedicated Storage, plus a great Rec Space as well.

Looking to supplement your income or have multi-generational living? There is a separate entrance in the back to the lower level, offering the potential for a roommate to enter into their own living space in the basement.



The backyard is landscaped and private with no rear neighbours. You can also access the 14x30 Garage that provides space for parking and a workshop for all those DIYâ€™s you have planned! Garage was built in 2007 and is heavily insulated and drywalled (including ceiling) with 220V. Also, a gate is located on the side of the home to close off the backyard if you like. This is a quiet, family-friendly neighborhood with parks (Raspberry Park) nearby for outdoor adventures and a convenience store located just down the block.

Updates include: fresh paint in several rooms, recently cleaned carpets, stainless steel appliances in 2015, new windows in 2014 with Argon, New exterior door to basement in 2014, new shingles in 2009, low flush toilets in 2015, Central Vac installed in 2014, a security system, and the furnace has been well-maintained with a yearly service schedule - providing peace of mind.

This isn't just a home; it's an affordable haven suitable for a variety of buyers (families, investors, first-time home owners etc.) and blends functionality with the opportunity to add your own touch of style. Embrace the potential and make memories in a welcoming home like this one.

Built in 1978

Essential Information

MLS® #	A2099307
Price	\$335,000
Sold Price	\$325,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,210
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3832 52a Avenue
Subdivision	Southwest Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G8

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	January 5th, 2024
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Date Sold	March 15th, 2024
Days on Market	68
Zoning	R1B
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta - Innisfail

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