

# \$309,000 - 4813 45 Avenue, Innisfail

MLS® #A2108552

**\$309,000**

4 Bedroom, 2.00 Bathroom, 1,859 sqft

Residential on 0.08 Acres

Downtown Innisfail, Innisfail, Alberta

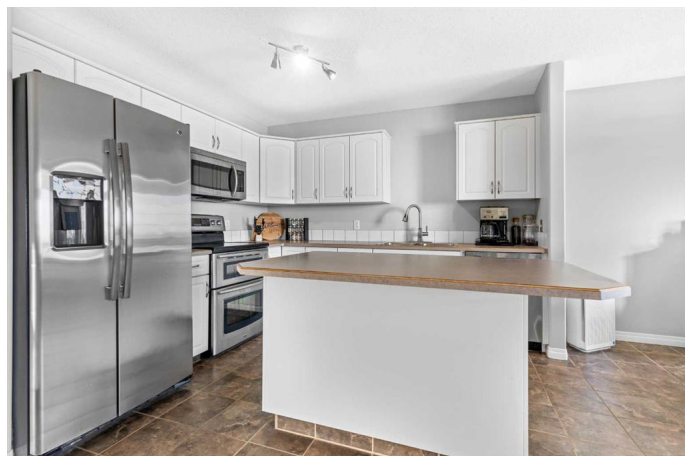
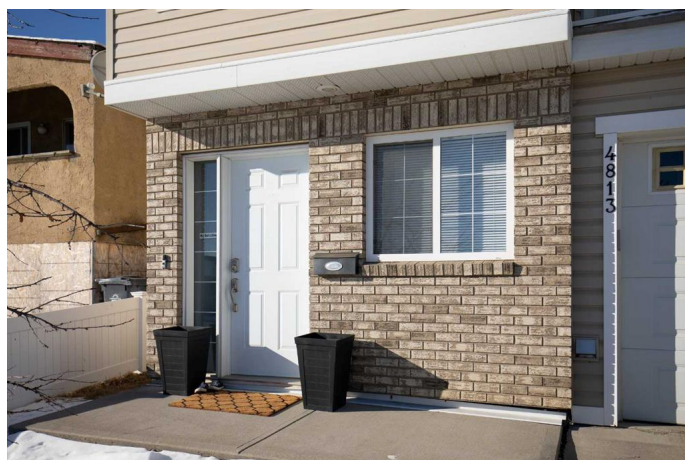
Well maintained half duplex conveniently located in downtown Innisfail. Walk in on the lower level that hosts the bright laundry room with sink, down the hall is the large family room with gas fireplace, ample space for versatile furniture arrangements, including a cozy sectional or entertainment center. Access off of your family room to the patio and backyard. Good sized bedroom and 4 pc bath, storage room, under stair storage along with access to your garage finish off the lower level. Up the stairs to the bright and open-concept living spaces, seamlessly blending the kitchen, living, and dining area together, great for entertaining . Second gas fireplace is located in the inviting living area. Good sized primary bedroom with access to your own deck to sit and enjoy those summer afternoons. Two more bedrooms and a 4 pc bath finish off the upstairs. Private deck area off the dining area. Vinyl fenced yard with garden boxes and storage shed. New washer and dryer in the last 2 years as well as new hot water tank, fan on furnace and new flooring in the lower level family room. Beautifully updated home with pride of ownership.

Built in 1999

## Essential Information

MLS® # A2108552

Price \$309,000



|                |                        |
|----------------|------------------------|
| Sold Price     | \$304,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,859                  |
| Acres          | 0.08                   |
| Year Built     | 1999                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4813 45 Avenue     |
| Subdivision | Downtown Innisfail |
| City        | Innisfail          |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4G 1P3            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows         |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 2                                                                                                                              |
| Fireplaces        | Family Room, Gas, Living Room                                                                                                  |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden, Storage |
|-------------------|-----------------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Garden, Street Lighting, Treed |
| Roof            | Shingle                                                          |
| Construction    | Brick, Vinyl Siding, Wood Frame                                  |
| Foundation      | Poured Concrete                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2024 |
| Date Sold      | March 21st, 2024    |
| Days on Market | 30                  |
| Zoning         | R3                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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