

\$299,000 - 4354 54a Avenue close, Innisfail

MLS® #A2109703

\$299,000

4 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.12 Acres

Parkland Meadows, Innisfail, Alberta

Are you looking to downsize or buy your first home? Look no further! This 4-bedroom, 2-bathroom duplex is an ideal place to turn into a beautiful home. It's conveniently located within walking distance to schools, arenas, parks, hospital, and downtown.

As you enter through the front door, you'll be greeted by a lovely family room that's perfect for hosting friends and family. Down the hall, you'll find the primary bedroom with a walk-in closet and a 4-piece bathroom right off the bedroom. Further down the hall, you'll find the kitchen, which boasts ample natural light through the windows - perfect for bird watching while sipping your coffee. The kitchen cabinets have been custom-made with pull-out drawers, a lazy susan, and a pantry. You'll also find the laundry room on the main floor, so no more excuses for laundry not getting done! Through the laundry room is the double-car garage with a workbench. As we head down to the basement, you'll enter a great big family room with a bonus area for an exercise or play space. There are two more large-sized bedrooms and a 3-piece bathroom in the basement. You won't have to worry about storage as there's ample space here too! Many upgrades have been completed on this home, including fresh paint throughout most of the home, a roof replacement around 6 years ago, and the washer, dryer, and fridge replaced in the last 2-3 years. In March 2023, a Nest Thermostat, tankless hot water heater, HEPA air filtration system, and extra insulation



were installed in the attic.

Don't miss out on this amazing opportunity!

Built in 2005

Essential Information

MLS® #	A2109703
Price	\$299,000
Sold Price	\$299,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,177
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4354 54a Avenue
Subdivision	close
City	Parkland Meadows
County	Innisfail
Province	Red Deer County
Postal Code	Alberta
	T4G 1X5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Laminate Counters, Storage, Sump Pump(s), Tankless Hot Water, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Storage
Lot Description Back Lane, Back Yard, Corner Lot, Lawn, Garden, No Neighbours Behind, Pie Shaped Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed February 22nd, 2024
Date Sold March 8th, 2024
Days on Market 15
Zoning R-2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta - Innisfail

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