

\$349,900 - 5668 45 Street, Innisfail

MLS® #A2117043

\$349,900

5 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.12 Acres

Southeast Innisfail, Innisfail, Alberta

Welcome to a spacious bungalow offering a multitude of features for comfortable living. Boasting a TRIPLE car garage which provides nearly 900 sqft of ample storage for vehicles and belongings. Step inside to discover over 1200 sqft of well-designed living space. The main floor living room features a cozy gas fireplace, ideal for chilly evenings. The kitchen is equipped with plenty of cabinets/ storage space and is easily accessible to the dining room. (Which is large enough to accommodate a full-size dining table and chairs.) Enjoy indoor-outdoor living with a garden door from the dining room that leads onto a very large back deck! Laminate flooring spans throughout, complemented by fresh paint, creating a bright and inviting atmosphere. The primary bedroom is a nice size and includes a convenient two-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete this main level, providing comfortable accommodations for family or guests. Down a few stairs to a landing, the back door offers convenient access to both upper and lower levels. The basement presents an opportunity for customization, with drywall and framing in place, awaiting and ready for your flooring preference. Entertain in the spacious entertainment room, complete with a bar for hosting gatherings or enjoying family time. Two more bedrooms- for a total of 5-and another 4-piece bathroom, extend the living space. The 4 piece basement bathroom is spacious and has a jet tub :) A large laundry



and utility room, offers practicality, storage and functionality. If you have a family with lots of toys• this could be the home for you- all located in a nice subdivision of Innisfail, close to the arena and walking trails!

Built in 1989

Essential Information

MLS® #	A2117043
Price	\$349,900
Sold Price	\$330,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5668 45 Street
Subdivision	Southeast Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1K9

Amenities

Parking Spaces	3
Parking	Off Street, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Dry Bar, Jetted Tub, Laminate Counters
Appliances	None

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	May 2nd, 2024
Days on Market	41
Zoning	R-1C
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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