

\$325,000 - 4501 46a Streetcrescent, Innisfail

MLS® #A2128802

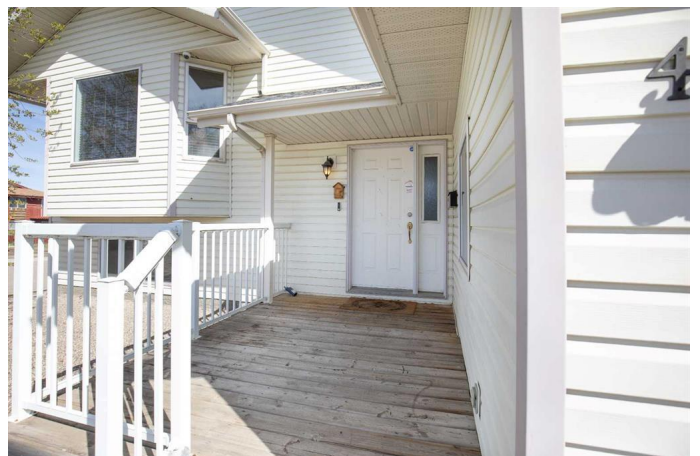
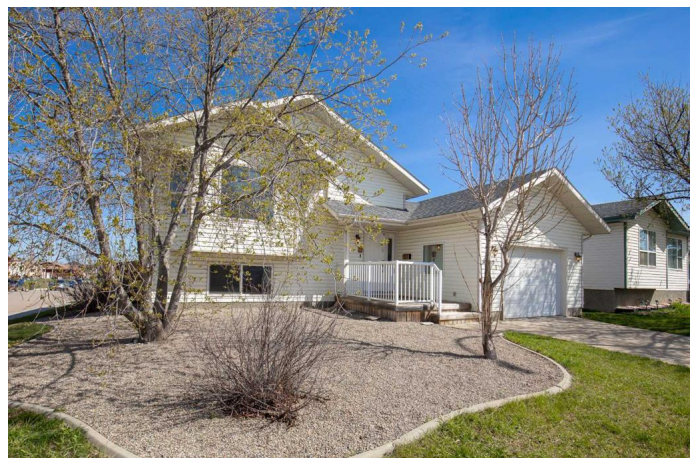
\$325,000

6 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.12 Acres

Eastgate, Innisfail, Alberta

An affordable residence nestled on a crescent boasting a spacious yard facing north. Suitable for investors or first-time home buyers. Bi-level style homes are currently sought after due to their expansive, well-lit basements and large windows. Upon entry, you are greeted by a generous foyer leading both up and downstairs. Ascending, you'll find a living area with a sizable picture window, seamlessly connected to the dinette and kitchen. The "L" shaped kitchen cabinetry offers ample counter space for culinary endeavors. Accessible from the kitchen is a sizable side deck, ideal for outdoor gatherings and barbecues; perfect for relaxing after a long week at work. The main floor comprises three bedrooms and a spacious bathroom. The primary bedroom features a closet for added convenience. The basement hosts three additional 3 bedrooms, a recreation room, utility/furnace room, separate laundry facilities and another full bathroom. Thanks to its bi-level design, the basement benefits from abundant natural light, creating a bright and inviting atmosphere. The property's north-facing yard is private, fully fenced ensuring safety for children and pets, 2 6 foot gates to access the backyard with room to park your holiday trailer/RV and the deck. Additionally, the single attached garage accommodates one vehicle with extra space. This property presents an opportunity for personalization and enhancement, making it an ideal starter home. Conveniently located with easy access to the highway, this



residence underwent some recent renovations:

Air Conditioner, Furnace, Air Purifier were updated/installed in May 2023. Ducts were also cleaned at that time. A larger hot water heater was installed about 3 years ago.

Upstairs had the laminate flooring installed except for 1 bedroom and some areas were painted (August 2023). Innisfail is a town in central Alberta, Canada. It is located in the Calgary-Edmonton Corridor, south of Red Deer at the junction of Highway 2 and Highway 54. For those who would love to live in small town setting, but close proximity to Red Deer (30 min) this will be a perfect choice!

Built in 1997

Essential Information

MLS® #	A2128802
Price	\$325,000
Sold Price	\$318,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4501 46a Streetcrescent
Subdivision	Eastgate
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1W2

Amenities

Parking Spaces	1
Parking	Concrete Driveway, Garage Faces Front, Insulated, Parking Pad, Single Garage Attached

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Standard, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 29th, 2024
Days on Market	19
Zoning	R1C
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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