

\$244,900 - 5311 38 Street, Innisfail

MLS® #A2128892

\$244,900

3 Bedroom, 2.00 Bathroom, 572 sqft

Residential on 0.07 Acres

Margodt, Innisfail, Alberta

Discover a hidden gem in Innisfail, AB! This charming bi-level 1/2 duplex is not only a prime investment, but also the perfect first home for a lucky buyer. Drive a bit further and enjoy substantial savings with this delightful property. Nestled on a mature, fenced lot, this home boasts a sunny south/east-facing yard, ideal for outdoor enthusiasts. It's just a short walk to a large park with a playground and only a couple of blocks away from the local school, making it perfect for families. The exterior features convenient side gravel parking and a versatile shed/workshop. A beautiful, mature hedge provides privacy from the neighbors. With 572 sq. ft. on the main floor plus a finished basement, this home is a fantastic opportunity for a first-time homeowner. The interior showcases a blend of modern updates and original charm, including freshly painted kitchen cabinets, new countertops, updated flooring, trim, doors, some newer windows, fresh paint on the covered deck and more. The main floor welcomes you with a bright living room and an open dining area leading to a charming U-shaped kitchen with a handy corner pantry. The front of the home features a walk-in closet that can double as a cozy office nook. A convenient main floor laundry room with a half bath adds to the home's functionality. Step out from the kitchen onto a freshly repainted covered back deck, perfect for BBQs and outdoor gatherings. The lower level is surprisingly spacious and bright, featuring



large windows, three bedrooms, and a fully remodeled bathroom. Additional gravel parking on the side of the property adds convenience. Located near walking trails, parks and schools, this home is ideal for a first-time buyer with a vision. It offers a canvas for personalization with vinyl plank flooring and fresh paint throughout, waiting for you to add your personal touch and elevate it to perfection. The large lot includes a good-sized shed for storage and ample space for a garden. Easy to show and available for quick possession, this opportunity won't last long! Seize the chance to make this charming duplex your new home today.

Built in 1993

Essential Information

MLS® #	A2128892
Price	\$244,900
Sold Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	572
Acres	0.07
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	5311 38 Street
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta

Postal Code T4G 1G4

Amenities

Parking Spaces 2
Parking Gravel Driveway, Parking Pad

Interior

Interior Features Closet Organizers
Appliances Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling None
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Other, Private Yard, Storage
Lot Description Standard Shaped Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Wood

Additional Information

Date Listed June 19th, 2024
Date Sold August 2nd, 2024
Days on Market 44
Zoning R-1C
HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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