

# \$274,900 - 3615 51a Avenue, Innisfail

MLS® #A2138632

**\$274,900**

4 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.17 Acres

Central Innisfail, Innisfail, Alberta

Welcome to your new home in the charming town of Innisfail! This inviting bungalow offers an ideal blend of comfort and functionality, perfect for family living. Step inside to a bright and welcoming living room, where a large bay window bathes the space in natural light, creating a warm and cozy atmosphere. Adjacent to the living room is a spacious dining area, easily accommodating most dining sets, making it perfect for hosting family dinners and entertaining guests. The heart of the home, the kitchen, is both practical and stylish. With plenty of cupboard space and a central island, it provides ample room for meal preparation and doubles as a convenient breakfast counter for those quick morning meals. The main floor is completed by a well-appointed primary bedroom, a second bedroom, and a four-piece bathroom, ensuring comfort and privacy for all. Descend to the partially developed basement to discover two additional bedrooms, another four-piece bathroom, and a large family room. This versatile space can be tailored to meet your needs, whether it be a playroom, home office, or entertainment area. Step outside to the south-facing deck, an ideal spot for BBQing and outdoor gatherings. The fenced yard offers a safe and secure environment for children and pets to play freely. Parking will never be an issue with a single attached garage accessible from the front driveway and a double detached garage accessible from the back lane, providing ample space for vehicles and storage. Situated on a quiet street, this



home offers the tranquility of small-town living while being conveniently close to the highway, allowing easy access to Red Deer to the north and Calgary to the south. Don't miss the opportunity to make this wonderful property your new home!

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2138632    |
| Price          | \$274,900   |
| Sold Price     | \$281,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,136       |
| Acres          | 0.17        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3615 51a Avenue   |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 1H4           |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 5                                              |
| Parking        | Double Garage Detached, Single Garage Attached |

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Kitchen Island |
| Appliances        | See Remarks    |

|              |                          |
|--------------|--------------------------|
| Heating      | Forced Air               |
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Back Yard, Lawn, Landscaped |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 6th, 2024  |
| Date Sold      | July 11th, 2024 |
| Days on Market | 35              |
| Zoning         | R-1B            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.