

\$595,000 - 3300 52 Avenue, Innisfail

MLS® #A2155388

\$595,000

0 Bedroom, 0.00 Bathroom, 2,049 sqft

Multi-Family on 0.00 Acres

South Innisfail, Innisfail, Alberta

If you have been searching for an opportunity to make a difference into your future this 4 plex in South Innisfail is ideal. This 4 plex comes complete with tenants, and leases in place. The best scenario you could ask for. There is not a lot of properties like this in Innisfail, making this a wonderful opportunity for the right buyer for years to come. This 4 plex was built in 2001, 4 - 2 bedroom, 1 bathroom units, and is located in a desirable area of Innisfail. If your tenants need to commute, they are on the QEII in one minute, no need to go into town. Location is ideal for all. The units are all designed to be spacious, and bright. The bedrooms and bathrooms, and laundry area are located in the lower level, and the kitchen, dining, living room on the main floor. Everything that you need is right at your finger tips! The 4 plex homes are an open concept, and each have patio doors leading out onto their own deck. Perfect space to enjoy the outdoors. There is convenient parking for everyone, and the lot is spacious and quite private in the back units. The front units have South exposure, and they enjoy the afternoon sunshine. The area is well kept, and a nice clean neighborhood to live in. This is a great chance to get into the rental scene, or to expand your portfolio, this one is desirable, and in a great location. Don't delay.

Built in 2001

Essential Information



MLS® #	A2155388
Price	\$595,000
Sold Price	\$565,000
Bathrooms	0.00
Square Footage	2,049
Acres	0.00
Year Built	2001
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	3300 52 Avenue
Subdivision	South Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1E2

Amenities

Parking Spaces	6
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	Separate Entrance, Storage, Vinyl Windows
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 27th, 2024

Days on Market	20
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central albe
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