

\$689,000 - 6046 47 Street, Innisfail

MLS® #A2167003

\$689,000

4 Bedroom, 3.00 Bathroom, 1,832 sqft

Residential on 0.42 Acres

Napoleon Lake, Innisfail, Alberta

Welcome to your dream home! This stunning 4-bedroom, 3-bathroom executive bungalow perfectly blends luxury and comfort, nestled in a highly desirable neighbourhood. As you step inside, you'll be greeted by the warmth of hardwood floors that flow throughout the main level. The spacious kitchen features a breakfast counter, pantry, and an abundance of cupboard space, making it a chef's delight. Just off the kitchen, is the laundry room and easy access to the garage for added convenience to get those groceries in. The main floor also offers a bright dining room adorned with built-in wood cabinets and an inviting family room, perfect for entertaining. As well a great sized bedroom, office and 3pc bathroom for added convenience. Retreat to the primary bedroom, which boasts a generous walk-in closet and a beautiful 4-piece ensuite with a jetted tub—your personal oasis! Head down to the expansive basement, where you'll find two additional bedrooms and a 3-piece bathroom, complete with a dry sauna—perfect for relaxation and rejuvenation. The basement also features a charming wood fireplace for those cozy nights in ideal for gatherings with family and friends. With ample room for guests and activities, this lower level is sure to impress. Step outside to discover a massive yard perfect for outdoor entertaining. The covered back deck includes a gas BBQ hookup, and the beautifully landscaped garden which features a sprinkler system perfect for the flower beds, trees, and



fruit trees, creating a serene escape. Enjoy the tranquility of nature as your property backs onto picturesque walking paths and the scenic Napoleon Lake. With a newer boiler system and roof, this home is move-in ready and waiting for you. Don't miss the opportunity to make this remarkable bungalow your own!

Built in 1999

Essential Information

MLS® #	A2167003
Price	\$689,000
Sold Price	\$670,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,832
Acres	0.42
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6046 47 Street
Subdivision	Napoleon Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1V8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Off Street, Parking Pad

Interior

Interior Features	Bookcases, Built-in Features, Windows, Jetted Tub, Laminate Floorplan, Pantry, Sauna, Stove
Appliances	Dishwasher, Microwave Hood, Coverings, Electric Stove, Gas
Heating	Boiler, Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Wood
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Yard, Lake, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	September 18th, 2024
Date Sold	November 8th, 2024
Days on Market	50
Zoning	R-1A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
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