

\$327,900 - 4618 46a Street Crescent, Innisfail

MLS® #A2168879

\$327,900

4 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.10 Acres

Downtown Innisfail, Innisfail, Alberta

Enjoy low-maintenance living in this well-maintained 1,125 sq.ft. bungalow-style half duplex, perfectly suited for retirees or those looking to downsize. Located on a 4,144 sq.ft. lot in Innisfail, this home is close to all amenities and offers quick access to shopping or out of town.

The open floor plan, vaulted ceilings, and ample natural light create a bright and inviting space. The living room features an electric fireplace, ideal for cozy evenings, while the dining room provides plenty of space to entertain. The kitchen is bright and spacious and offers abundant cabinets and matching appliances, making meal prep and storage a breeze.

On the main floor, you'll find two spacious bedrooms, including a Primary with a walk-in closet. The second bedroom, with direct access to the back deck, makes it a flexible space for hobbies, guests, or a home office. Updated main bathroom and convenient main floor laundry adds to the ease of living.

The fully finished lower level includes two additional bedrooms, a 4-piece bath, and a large recreation space, perfect for relaxing or hosting visitors. Outside, the fully fenced backyard boasts a covered deck built with durable Trex decking and a storage shed for extra convenience.



So many upgrades to mention including newer shingles & garage door opener and updates in the past year including outside steps (front, back and garage), covered deck, farmhouse sink & faucet, R/O system, walk in shower, some new flooring upstairs & lighting and a new Hot Water Tank. This home is move-in ready, offering the perfect balance of comfort, convenience, and easy living.

Built in 1996

Essential Information

MLS® #	A2168879
Price	\$327,900
Sold Price	\$330,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,125
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4618 46a Street Crescent
Subdivision	Downtown Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1W2

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	September 28th, 2024
Days on Market	1
Zoning	R-3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
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