

\$325,000 - 4609 44 Street, Innisfail

MLS® #A2169363

\$325,000

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.13 Acres

Sun Ridge Estates, Innisfail, Alberta

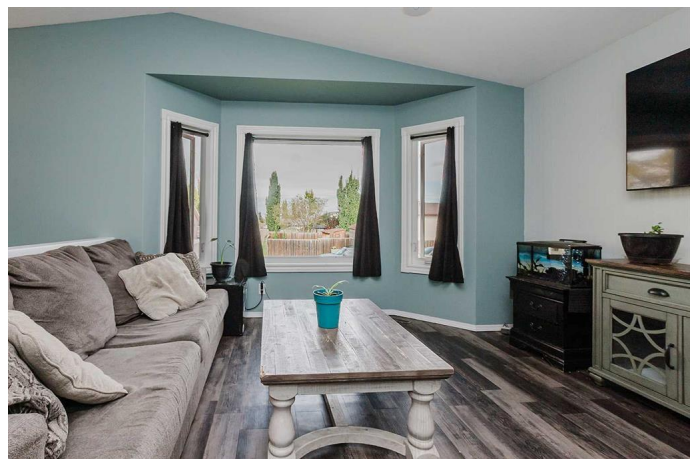
Cute as a button! This fully finished home has brand new windows and exterior doors, newer vinyl plank flooring on the main, shingles redone in 2020, newer hot water tank, and freshly painted throughout (with the exception of the bedrooms downstairs). It has 4 bedrooms (2 up / 2 down) and 2 full bathrooms. Vaulted ceilings compliment the main living area and the kitchen is complete white cabinets, pantry, and a raised eating bar. The basement was professionally done in 2015 with soft carpet and thick underlay, & is also hard wired for surround sound. Dryer is new within the last year. Yard is fully fenced, offers a fire pit area, shed, spot for the above ground pool (included in the sale), hot tub (with new cover on order), and ample room for kids and pets to play. Off street graveled parking pad available on the property for extra parking. This home was inspected and rated a high score for energy efficiency with the replacement of the windows and doors, which will save you tremendously on heating costs. Very short walk to a new playground and quick access in/out of Innisfail. This home is move in ready!

Built in 2004

Essential Information

MLS® # A2169363

Price \$325,000



Sold Price	\$325,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4609 44 Street
Subdivision	Sun Ridge Estates
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1Y2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Additional Parking

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Lawn, No Neighbours Behind, Rectangular Lot, Sloped
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 17th, 2024
Days on Market	14
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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