

\$349,900 - 5656 45 Street, Innisfail

MLS® #A2194290

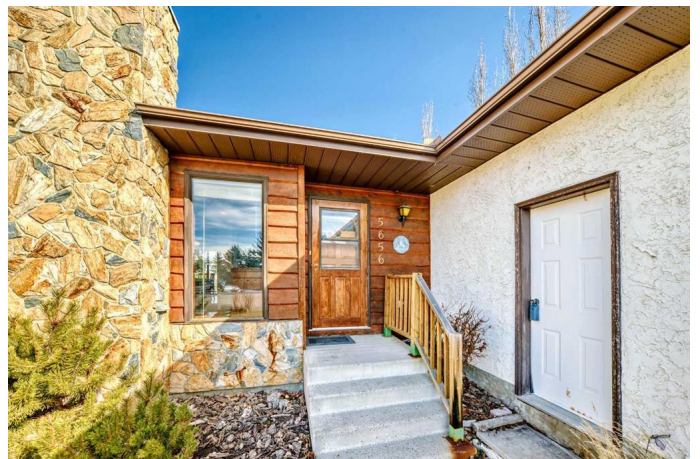
\$349,900

4 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.15 Acres

Westpark Innisfail, Innisfail, Alberta

This excellent West Park location features a bungalow situated on a nice pie-shaped lot, with 4 bedrooms and 2 full bathrooms. The sturdy home is constructed with 2x6 framing and includes additional elements such as stone accents, cedar and stucco exterior. (Hail and BBQ resistant) along with a 20'5 x 15' attached garage. Upon entering, you can step down from the foyer into the sunken living room, which boasts a stone fireplace. Towards the rear, it opens up to the dining room with patio doors that provide direct access to the back deck. The kitchen has a great layout, featuring a window above the sink that overlooks the backyard. It offers plenty of cupboards and countertop space, Wine cabinet, and several cabinets equipped with slide-out shelves and a lazy Susan, as well as a large pantry. Stove is excluded. The back entrance landing also allows direct access to the finished (needs some flooring in hallway and family room) basement, which includes a 4-piece bathroom, 2 bedrooms (Note: Basement bedroom windows may not meet new egress size), an office, and a family room with a wet bar. The attached garage is insulated and drywalled. The wood fence surrounding this large lot was replaced in 2015. House is Built with rafter-style floor joists, which allows for easy upgrades such as wiring, insulation, and drywalling. The shingles were replaced approximately 14 years ago, and a 2015 RPR with compliance letter is included in the supporting documents plus



Furnace ducting cleaning Feb 21 2025, New
high efficient furnace installed Feb 2025. .
Main bathroom flooring is being finished soon
. Good sized back yard with Shed .

Built in 1984

Essential Information

MLS® #	A2194290
Price	\$349,900
Sold Price	\$338,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.15
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5656 45 Street
Subdivision	Westpark Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1K9

Amenities

Parking Spaces	3
Parking	Front Drive, Garage Door Opener, Insulated, Off Street, Oversized, Single Garage Attached

Interior

Interior Features	No Smoking Home, Sump Pump(s), Suspended Ceiling
Appliances	Dishwasher, Garage Control(s), Gas Water Heater, Refrigerator, Range Hood, Washer/Dryer, Window Coverings

Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Pie Shaped Lot, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Date Sold	March 30th, 2025
Days on Market	23
Zoning	R-1C
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Advantage
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