

# **\$399,900 - 5515 52 Avenue close, Innisfail**

MLS® #A2251131

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.06 Acres

Dodds Lake, Innisfail, Alberta

Welcome to this charming and spacious 3-bedroom, 3-bath, bungalow style half duplex located in a quiet close near Dodd's Lake. Thoughtfully designed with an open-concept layout and high ceilings, this home offers a warm and inviting atmosphere with beautiful hardwood floors throughout the main living area.

The upper level features a bright and airy living space, a well-appointed kitchen with plenty of cabinetry, and a generous dining area that flows seamlessly into the living room—perfect for relaxing or entertaining. The spacious primary bedroom is conveniently located on the main floor, complete with large walk in closet and 3 pcs ensuite.

Downstairs, you'll find two additional bedrooms, a full bathroom, and a cozy rec room—all fully developed and ideal for family, guests, or home office needs.

Enjoy your morning coffee on the covered front deck or take in the peaceful views from your oversized, fully fenced backyard that backs onto a serene treed area frequented by local wildlife—your own private nature retreat!

Additional features include an attached single garage, ample storage, and a fantastic location just steps from Dodd's Lake and close to parks, trails, and all amenities.



Built in 2008

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251131               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,295                  |
| Acres          | 0.06                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5515 52 Avenue  |
| Subdivision | Dodds Lake      |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1G6         |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Garage Door Opener, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                              |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer                            |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full                                                                                                               |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                         |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 72                |
| Zoning         | R2                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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