

# \$225,000 - 5302 36a Street, Innisfail

MLS® #A2254536

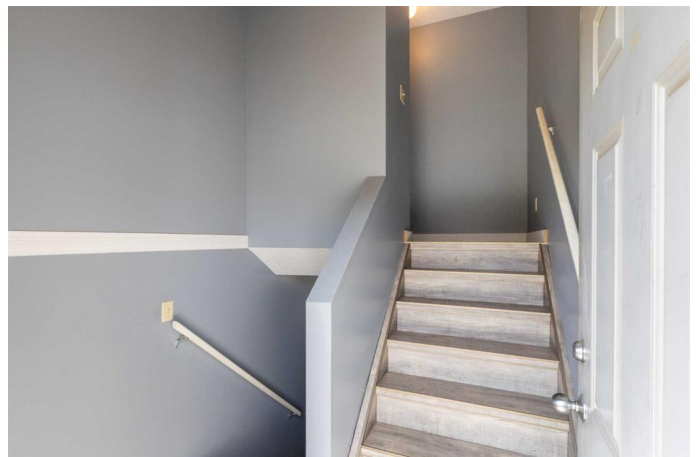
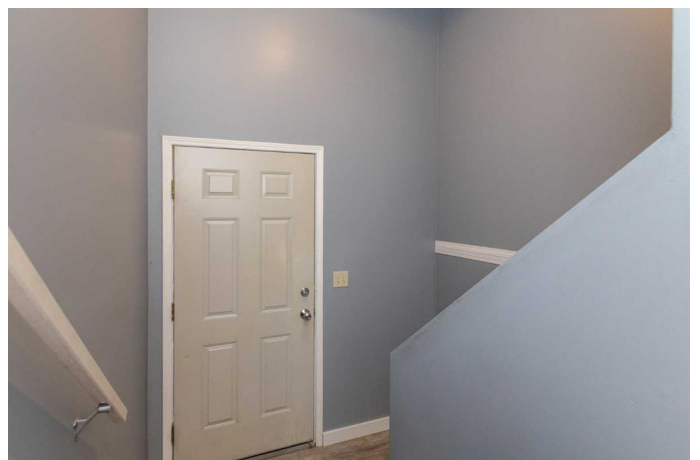
## \$225,000

3 Bedroom, 2.00 Bathroom, 608 sqft

Residential on 0.09 Acres

South Innisfail, Innisfail, Alberta

This cute bi-level half duplex has such a welcoming feel the moment you walk in, thanks to the abundance of natural light that fills the space. On the main floor, you'll find a comfortable living/family room that's perfect for relaxing, a bright kitchen complete with a handy pantry, and both a dining area and a breakfast nook—lots of room for family meals or catching up with friends over coffee. The main floor also has the convenience of laundry and a half bathroom. Off the kitchen and dining area, you can step right out onto a great back deck that overlooks the yard—perfect for summer barbecues, entertaining, or just kicking back in the evenings. Head downstairs and you'll discover three cozy bedrooms, a full 4-piece bathroom, and the utility room. It's a great setup for families, guests, or even creating a private space for teenagers. Over the years, the home has seen some nice updates, including fresh paint, newer flooring and baseboards, a newer back door off the kitchen, as well as a newer washer and dryer. The roof is roughly 10 years old, and the hot water tank is about 7 years old, so the big-ticket items have already been taken care of. One of the best parts of this property is the location—it's tucked into a great neighbourhood, super close to Raspberry Park and within walking distance to schools. Whether you're starting out, downsizing, or looking for a solid family home, this half duplex is move-in ready and has so much to



offer.

Built in 1992

### Essential Information

MLS® #	A2254536
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	608
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	5302 36a Street
Subdivision	South Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G6

### Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street, On Street, Parking Pad, Outside

### Interior

Interior Features	Laminate Counters, Pantry, See Remarks, Storage, Master Downstairs
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony, Storage
Lot Description	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	September 8th, 2025
Days on Market	1
Zoning	R-2

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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