# \$319,900 - 4819 45 Avenue, Innisfail

MLS® #A2265713

### \$319,900

3 Bedroom, 3.00 Bathroom, 2,018 sqft Residential on 0.08 Acres

NONE, Innisfail, Alberta

Welcome to this immaculate, pristinely clean half duplex! This bright and sunny home is walking distance to grocery stores, banks and restaurants. With the main living area on the second level and a lovely little guest area on the main level, there's plenty of room for visitors or elderly parents/adult children that want to live with you. Patio doors offer a walk-out to the private, fenced back yard. This home boasts two gas fireplaces â€" one in the main floor family room and another in the second level living room. The second level, main living quarters is open concept and has a private, east facing balcony, perfect for summer morning coffees and evening barbecues. The primary bedroom has a 3 piece, attached ensuite, a walk-in closet and a second balcony overlooking the backyard. Recent upgrades to the home include comfort height toilets, a new dishwasher and recently shampooed carpets. You'II be surprised at the square footage this home offers. Book your viewing today!





Built in 1999

#### **Essential Information**

MLS® # A2265713 Price \$319,900

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 2,018
Acres 0.08
Year Built 1999

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 4819 45 Avenue

Subdivision NONE
City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G 1P3

#### **Amenities**

Parking Spaces 2

Parking Driveway, Off Street, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In

Closet(s)

Appliances Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer,

Window Coverings

Heating In Floor, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Family Room, Gas, Living Room

Basement None

#### **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Concrete, Mixed, Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

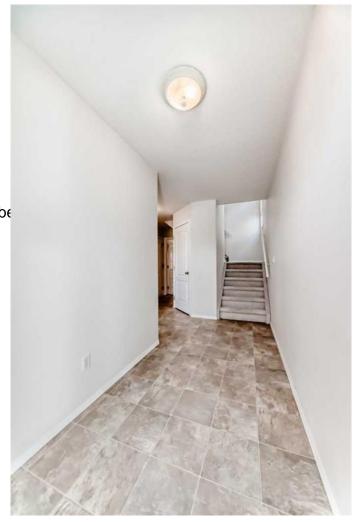
Date Listed October 30th, 2025

Days on Market 5

Zoning R-3

# **Listing Details**

Listing Office RE/MAX real estate central albe



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