

# \$325,000 - 4823 46 Avenue, Innisfail

MLS® #A2236208

**\$325,000**

3 Bedroom, 3.00 Bathroom, 1,232 sqft

Residential on 0.09 Acres

Central Innisfail, Innisfail, Alberta

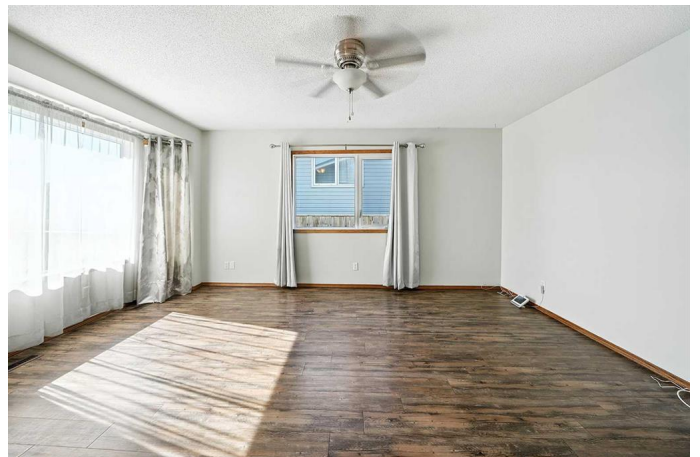
Welcome to this spacious and updated bungalow-style Semi detached duplex offering over 2,400 sqft of developed living space in a peaceful family-friendly neighbourhood in Innisfail, Alberta. This home features 3 bedrooms plus a den, including two generous bedrooms on the main floor—one being the primary suite with a walk-in closet and private 2-piece ensuite. A full 4-piece bathroom is also located on the main level, along with updated flooring, a large dining area with built-in cabinetry and extra storage, a galley-style kitchen with pantry, and a convenient laundry room with even more storage. Step outside to enjoy your morning coffee on the cute front patio, or host summer BBQs and entertain guests on the new back deck, easily accessed through a convenient side entrance. The fully fenced backyard is perfect for kids or pets to play safely. Downstairs, you'll find a cozy basement rec room featuring an impressive pellet stove, a third bedroom, a den/flex room, a 3-piece bathroom, and plenty of storage. Complete with a single attached garage, this home offers space, comfort, and functionality in a welcoming community—perfect for families or anyone looking for a relaxed lifestyle with room to grow.

Built in 1992

## Essential Information

MLS® #

A2236208



Price	\$325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4823 46 Avenue
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1P2

### Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	7
Zoning	R-3

**Listing Details**

Listing Office	Real Broker
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