

# \$354,900 - 3804 52a Avenue, Innisfail

MLS® #A2236461

**\$354,900**

3 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.15 Acres

Margodt, Innisfail, Alberta

Welcome to this beautifully maintained 4-level split, offering an expansive and versatile layout perfect for families or entertaining. With 3 generously sized bedrooms all located on the upper level and 3 bathrooms, there's room for everyone to spread out in comfort. Step inside and be greeted by a spacious floor plan that flows effortlessly. The kitchen and dining area open up to a large new deck, overlooking a stunning, treed backyard oasis—ideal for summer BBQs, gardening, or just enjoying your morning coffee in peace. The lower level family room is anchored by a cozy wood-burning fireplace—a perfect spot to unwind on cooler evenings. The lower level also provides walk-up access to the backyard.

The fourth level is unfinished and ready for your personal touch. Parking is a breeze with an oversized driveway and a double garage, giving you all the space you need for vehicles, toys, or a home workshop. Recent Updates within the past 5 years include; updated flooring, newly installed eavestroughs for improved drainage, efficient and reliable furnace, durable, freshly resurfaced asphalt driveway—oversized for extra parking and a new dishwasher. This home is full of warmth, charm, and functionality—ready for your next chapter.

Built in 1978

## Essential Information



MLS® #	A2236461
Price	\$354,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,138
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	3804 52a Avenue
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1G8

### **Amenities**

Parking Spaces	2
Parking	Asphalt, Double Garage Detached, Driveway, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Up To Grade

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	10
Zoning	R-1B

### **Listing Details**

Listing Office	Century 21 Maximum
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