

# \$319,000 - 203, 4500 45 Avenue, Innisfail

MLS® #A2245240

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,080 sqft

Residential on 0.03 Acres

Southeast Innisfail, Innisfail, Alberta

Tucked into a well-kept building in the friendly and beautiful town of Innisfail, this beautifully updated 2-bedroom, 2-bathroom corner condo offers the perfect mix of comfort, style, and convenience. Just 25 minutes from Red Deer and about an hour to the Calgary International Airport, youâ€™™ll enjoy small-town living with easy access to major centers â€” plus all the everyday amenities right at your doorstep. Step inside and instantly feel at home. This unit has been completely transformed with a top-to-bottom renovation, giving it a fresh, modern feel. New flooring runs throughout, complemented by updated paint, modern window coverings, new lighting in key areas, and select new appliances that bring a sleek and polished touch to the space. The layout is bright and spacious, with large windows that let the natural light pour in. The primary bedroom is generously sized and features a private 3-piece ensuite bathroom and large closet space, while the second bedroom is perfect for guests, a home office, or a cozy den. In-unit laundry hookups add another layer of convenience, giving you everything you need right at home. One of the standout features of this unit is the expansive wrap-around balcony which includes a fully enclosed sunroom. Whether you're sipping your morning coffee in the sunshine or reading a book as the seasons change, this space is sure to become a favourite. On either end of the balcony, you'll find two large storage rooms, offering an abundance of extra space



for seasonal items, tools, or hobby supplies. This condo is located in a well-maintained and welcoming building with a strong sense of community. Residents often gather for activities in the shared common rooms, creating a social and supportive atmosphere. Your assigned parking stall is located in the detached garage just north of the building, keeping your vehicle secure and out of the elements. Whether you're looking to downsize or simply enjoy a peaceful, low-maintenance lifestyle, this one-of-a-kind condo delivers. Enjoy the nearby walking paths, parks, and friendly local charm that make Innisfail such a wonderful place to call home.

Built in 2007

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2245240         |
| Price          | \$319,000        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 1,080            |
| Acres          | 0.03             |
| Year Built     | 2007             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 203, 4500 45 Avenue |
| Subdivision | Southeast Innisfail |
| City        | Innisfail           |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4G 0A3             |

**Amenities**

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1                                                                                                 |
| Parking        | Single Garage Detached, Stall                                                                     |
| # of Garages   | 1                                                                                                 |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Storage                         |
| Appliances        | Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard, Boiler                                                                     |
| Cooling           | Wall Unit(s)                                                                          |
| # of Stories      | 4                                                                                     |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, Storage       |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | R-3              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.