

# \$335,000 - 5023 46 Street, Innisfail

MLS® #A2234685

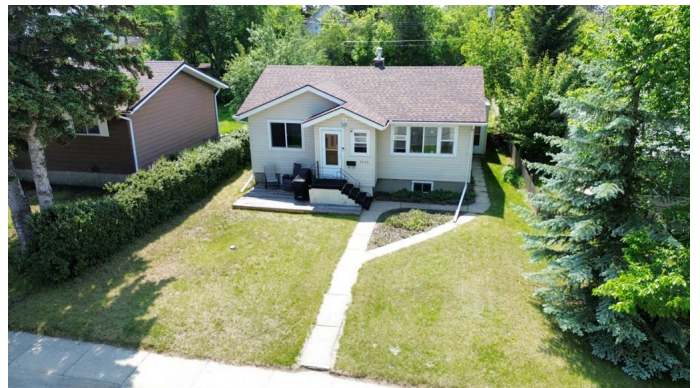
## \$335,000

3 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.14 Acres

Central Innisfail, Innisfail, Alberta

Step into this warm and welcoming home that perfectly balances charming character with stylish modern updates. From the moment you arrive, you'll notice the curb appeal and care that's gone into bringing this home to life. Inside, the main floor boasts a bright, open layout filled with natural light and inviting warmth. The recently renovated kitchen (completed within the past three years) is the heart of the home—featuring sleek new cabinets, countertops, newer stainless steel appliances, and a fresh, modern aesthetic. The living and dining areas are perfect for both relaxing and entertaining, all accented with brand new flooring and freshly painted walls throughout. Two nice sized bedrooms and an updated 4-piece bathroom complete the main floor. Downstairs, you'll find a thoughtfully designed suite. The suite includes two additional bedrooms, a large family room, a full 4-piece bathroom, and a convenient kitchenette equipped with a stove and fridge. Additional upgrades include new vinyl windows, brand new stainless steel appliances upstairs, and a complete cosmetic refresh throughout the home. An attached 12x24 single garage provides covered parking or extra storage. Step outside into the fully fenced backyard—private, peaceful, and perfect for kids, pets, or hosting summer BBQs. Surrounded by mature trees and a quiet atmosphere, this yard is a true retreat. Ideally located close to everything your family needs—just a short stroll to nearby schools,



community parks, playgrounds, and the local swimming pool. Whether you're looking for a move-in-ready family home or rental potential, this lovingly updated property is a fantastic opportunity. This is a great opportunity to own a home where all the hard work has already been doneâ€”simply move in and enjoy!

Built in 1949

**Essential Information**

MLS® #	A2234685
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5023 46 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1L6

**Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Built-in Features, Laminate Counters, Separate Entrance, Storage
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Appliances	See Remarks
Heating	Boiler, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	2
Zoning	R-1C

## Listing Details

Listing Office	RE/MAX real estate central alberta
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