

# \$355,000 - 5024 46 Street, Innisfail

MLS® #A2217381

**\$355,000**

5 Bedroom, 3.00 Bathroom, 1,274 sqft  
Residential on 0.14 Acres

Central Innisfail, Innisfail, Alberta

Welcome to this well-maintained, 80% fully finished bungalow that's ready for its next chapter. The current owners no longer need the space and would love to see a new family move in and create lasting memories here. Situated in a great neighbor-hood close to schools, parks, a pool, playgrounds, and shopping, this home offers both comfort and convenience for families of all sizes.

Inside, you'll find a bright and spacious layout with tons of natural light streaming through large windows. The open-concept living and dining area provides a welcoming space for everyday living and entertaining. The kitchen offers a generous amount of counter space for food prep and plenty of cabinetry for storage. The main floor features three good-sized bedrooms, including a primary bedroom with a private 2-piece ensuite. A 4-piece bathroom with main floor laundry adds extra practicality to the layout.

The 80% developed walk-out basement expands your living space with two additional bedrooms, a large storage area, a flexible space perfect for a home office or playroom, and a beautifully updated 4-piece spa-like bathroom. Outside, the property includes a longer driveway with a carport, offering covered parking, as well as an oversized detached heated garage—ideal for storing recreational toys or creating a workshop.



Additional updates such as newer shingles and vinyl windows provide peace of mind. With plenty of storage throughout and thoughtful features inside and out, this home is ready to welcome its next family.

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217381    |
| Price          | \$355,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,274       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5024 46 Street    |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 1L6           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Alley Access, Carport, Double Garage Detached, Heated Garage, Insulated, Off Street, Oversized, Concrete Driveway |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, |
|-------------------|--|

|              |  |
|--------------|--|
|              | Storage, Vinyl Windows   |
| Appliances   | Dishwasher, Dryer, Garburator, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating      | Forced Air   |
| Cooling      | None   |
| Has Basement | Yes  |
| Basement     | Exterior Entry, Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other                                       |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Concrete, Vinyl Siding                      |
| Foundation        | Block                                       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 44            |
| Zoning         | R1-C          |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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