

# \$219,000 - 5302 36a Street, Innisfail

MLS® #A2254536

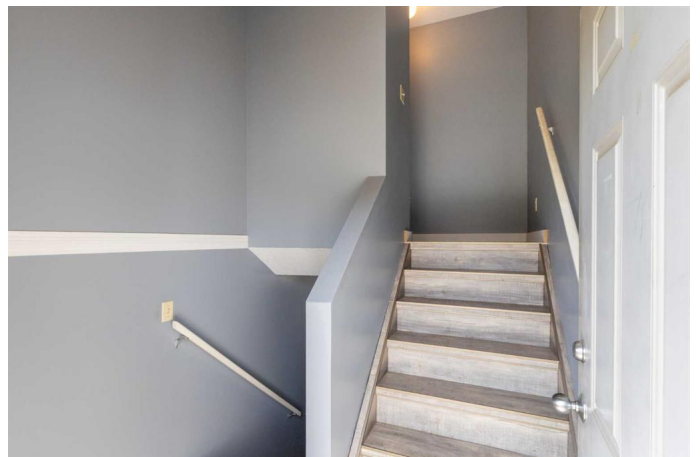
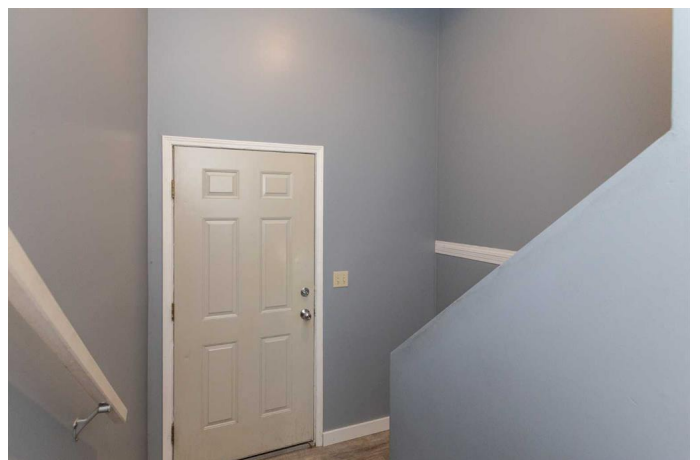
## \$219,000

3 Bedroom, 2.00 Bathroom, 608 sqft

Residential on 0.09 Acres

South Innisfail, Innisfail, Alberta

This cute bi-level half duplex has such a welcoming feel the moment you walk in, thanks to the abundance of natural light that fills the space. On the main floor, you'll find a comfortable living/family room that's perfect for relaxing, a bright kitchen complete with a handy pantry, and both a dining area and a breakfast nook—lots of room for family meals or catching up with friends over coffee. The main floor also has the convenience of laundry and a half bathroom. Off the kitchen and dining area, you can step right out onto a great back deck that overlooks the yard—perfect for summer barbecues, entertaining, or just kicking back in the evenings. Head downstairs and you'll discover three cozy bedrooms, a full 4-piece bathroom, and the utility room. It's a great setup for families, guests, or even creating a private space for teenagers. Over the years, the home has seen some nice updates, including fresh paint, newer flooring and baseboards, a newer back door off the kitchen, as well as a newer washer and dryer. The roof is roughly 10 years old, and the hot water tank is about 7 years old, so the big-ticket items have already been taken care of. One of the best parts of this property is the location—it's tucked into a great neighbourhood, super close to Raspberry Park and within walking distance to schools. Whether you're starting out, downsizing, or looking for a solid family home, this half duplex is move-in ready and has so much to



offer.

Built in 1992

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254536               |
| Price          | \$219,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 608                    |
| Acres          | 0.09                   |
| Year Built     | 1992                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5302 36a Street |
| Subdivision | South Innisfail |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1G6         |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Parking Spaces | 2                                                            |
| Parking        | Parking Pad, Gravel Driveway, Off Street, On Street, Outside |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry, Storage, Master Downstairs, See Remarks                   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full                                                                                 |

**Exterior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Balcony, Storage                                                        |
| Lot Description   | Back Yard, Corner Lot, Low Maintenance Landscape, Lawn, Street Lighting |
| Roof              | Shingle                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                |
| Foundation        | Wood                                                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 57                  |
| Zoning         | R-2                 |

**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.