

\$450,000 - 4426 44 Avenue close, Innisfail

MLS® #A2206125

\$450,000

3 Bedroom, 2.00 Bathroom, 1,553 sqft

Residential on 0.17 Acres

Eastgate, Innisfail, Alberta

Welcome to 4426 44 Ave Close, a hidden gem packed with charm, space, and incredible value! With a huge triple detached garage and impressive addition on the back of the home, this is a rare find. Step inside to a bright, inviting entryway that leads to a stunning front sitting room with soaring 10-foot ceilings, elegant crown molding, and a huge picture window that floods the space with natural light. The kitchen is designed for style and function, featuring quartz countertops, a spacious dining area, and convenient main-floor laundry room with tons of extra storage. Need more space to relax? Youâ€™ll love the additional living room with large windows and a natural gas fireplace â€“ perfect for hosting friends or enjoying a quiet night in. The primary bedroom is conveniently located on the main floor with a walk-in closet, room for a king-size bed and direct access to the main floor 3-piece bathroom. Downstairs, youâ€™ll find two more bedrooms a huge rec room (currently used as an art studio), and another 3-piece bathroom. Growing family? The basement rec room is big enough that you could easily add another bedroom and youâ€™d still have lots of room. Now, letâ€™s talk about the outdoor oasis â€“ a massive pie-shaped lot bursting with beautiful perennials like rose bushes, apple trees, tulips, poppies, columbines, lilacs, and more! And to top it all off, there's a huge triple detached garage with plenty of room for your vehicles, tools, and toys. If youâ€™re a car enthusiast, looking for a place to tinker, work



on projects and keep your vehicles out of the elements, youâ€™ll be impressed by this garage. Tucked away on a quiet keyhole close and minutes from shopping, restaurants and other convenient amenities, this home has been well maintained and it shows. Recent upgrades include: New furnace motherboard (2024) New Sump pump (2024) Newer gas fireplace (2019), Shingles on house & garage (2021). This home is a must-see â€” schedule your showing today!

Built in 2000

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206125 |
| Price | \$450,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,553 |
| Acres | 0.17 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4426 44 Avenue close |
| Subdivision | Eastgate |
| City | Innisfail |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4G 1W8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 7 |
| Parking | Triple Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Crown Molding, Central Vacuum |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, City Lot, Landscaped, Cul-De-Sac, Pie Shaped Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 30 |
| Zoning | R3 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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