

# \$450,000 - 5435 48 Street, Innisfail

MLS® #A2230330

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.13 Acres

Madison Park, Innisfail, Alberta

Your search is over! Great 4 bedroom 3 bathroom home in Madison Park that fits the budget. This open floor plan provides for easy entertaining and family time. The kitchen with island and corner pantry is ideally laid out and adjoins the dining area as well as the living room. You will appreciate the high ceilings and plenty of south windows that allow the natural light to stream into this great space, as well it is the perfect set up to have a birds-eye view of the back yard. The primary bedroom complete with a walk-in closet and 3 pce ensuite is well sized and can easily accommodate a king size bed. You will also find a second bedroom and 4 pce bathroom on this level. Lower level is more great space with a large family room and it is sure to be cozy with it's in-floor heat. You will also find 2 more good sized bedrooms another 4 pce bathroom and the utility room which hosts the laundry pair. Off the kitchen you will enjoy the south facing fenced rear yard that hosts the large deck perfect for entertaining, BBQing and soaking up the sun! Double attached garage with plenty of shelving that is ideal for extra storage. With In-floor heat and A/C you are sure to keep comfortable no matter the weather! You will appreciate that you have green space on one side and green space with trails at the rear of the home that lead you to numerous amenities including shopping, schools, Lake, Playgrounds and pretty much wherever you want to go in this sought after community and beyond. This one is a winner



come take a look...you will be glad you did!

Built in 2007

### **Essential Information**

MLS® #	A2230330
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,147
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5435 48 Street
Subdivision	Madison Park
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	14
Zoning	R-1C

### Listing Details

Listing Office	REMAX ACA Realty
----------------	------------------

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.