

# \$299,900 - 5019 46 Street, Innisfail

MLS® #A2235497

**\$299,900**

4 Bedroom, 3.00 Bathroom, 1,063 sqft

Residential on 0.14 Acres

Central Innisfail, Innisfail, Alberta

If you've been looking for a home you can truly make your own, this might just be the perfect one. Located in a quiet, well-established neighbourhood that's super close to schools, the pool, parks, and playgrounds, this home is all about potential and possibilities. The house features three bedrooms upstairs along with a full 4-piece bathroom, plus a 2-piece ensuite off the primary bedroom—something that's always nice to have. The main floor also offers a generously sized kitchen and living room, giving you a solid layout to work with. There's even main floor laundry for added convenience. The basement is already finished with a large family room or rec space with two other rooms that could have the potential for office space or a bedroom in the one room if you were to have egress windows installed. There's also a nice-sized side yard that could easily fit a future garage. Whether you're a first-time buyer looking to build some sweat equity, or someone with a vision for a renovation project, this place offers a great starting point. This is a home with good bones, a great location, and lots of potential—start imagining the possibilities!

Built in 1981

## Essential Information

MLS® #                      A2235497

Price                         \$299,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,063
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5019 46 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1L6

### **Amenities**

Parking Spaces	3
Parking	None, On Street

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, See Remarks, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Private
Roof	Metal, Shingle, See Remarks
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 29th, 2025
Days on Market	3
Zoning	R-1C

## Listing Details

Listing Office	RE/MAX real estate central alberta
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