

# \$194,000 - 401, 4319 49 Street, Innisfail

MLS® #A2244963

**\$194,000**

2 Bedroom, 1.00 Bathroom, 714 sqft

Residential on 0.00 Acres

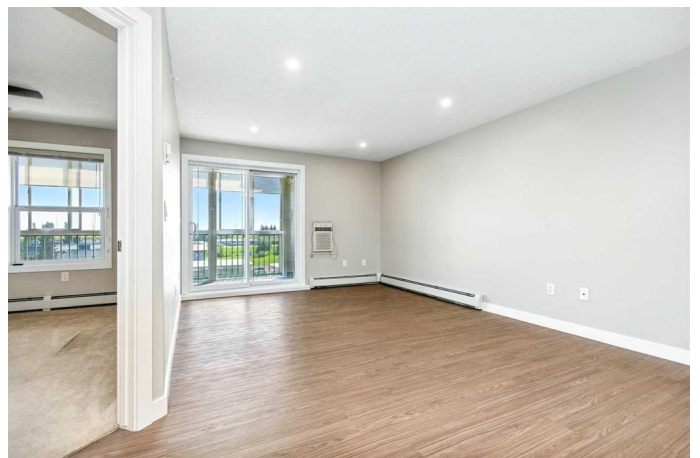
Eastgate, Innisfail, Alberta

Welcome to this well kept 2 bedroom, 1 bathroom condo in a quiet 45+ building in Innisfail. This home offers a bright and practical layout with an open living and dining area, perfect for easy everyday living. The kitchen has plenty of cabinet space, and the two bedrooms provide comfortable room, with the second bedroom working well as a guest space or office. A private enclosed balcony gives you a place to enjoy all year round. This unit features an in suite laundry room for added comfort and convenience. This secure building includes the convenience of an elevator as well as underground parking stall, so your vehicle stays warm and protected year-round. This building is located behind a grocery store with walkability to coffee shops and restaurant's nearby. This is an ideal location close to amenities, making this condo a great opportunity for those looking to downsize or enjoy low-maintenance living in a friendly community.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244963  |
| Price          | \$194,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 714       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2003              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 401, 4319 49 Street |
| Subdivision | Eastgate            |
| City        | Innisfail           |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4G 1Y4             |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Recreation Room, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Underground                                                             |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Storage, Vinyl Windows                                 |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                              |
| Cooling           | Wall Unit(s)                                           |
| # of Stories      | 4                                                      |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Construction      | Concrete, Vinyl Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 55               |
| Zoning         | R3               |

### Listing Details

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

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