

# \$150,000 - 4607 A 46 Street, Innisfail

MLS® #A2198210

**\$150,000**

2 Bedroom, 1.00 Bathroom, 461 sqft  
Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

Welcome to Unit A, a stylish and inviting bi-level condo offering 900 sq. ft. of modern living space. Freshly updated with sleek laminate flooring, new doors, and a contemporary bathroom, this home blends comfort and sophistication. The recent exterior upgrades in 2022 enhance its curb appeal, making it a standout in this charming community.

Enjoy the best of both worlds with spacious lower-level bedrooms that stay cool in the summer, providing a restful retreat. The modern kitchen and adjoining dining room are perfect for everyday meals or entertaining guests. And with over 869 square feet of living space, there's plenty of room to spread out and make it your own.

Location is everything, and this condo truly delivers. Just five minutes from downtown Innisfail, youâ€™™ have easy access to local restaurants, cozy cafes, and unique shops. Essential services like the firehall, police station, and town hall are also close by, providing peace of mind. Families will appreciate the convenience of nearby schools and parks, while grocery shopping is a breeze with three stores within a ten-minute drive. And when you're craving big-city amenities, Red Deer is only 20 minutes away.

This well-maintained complex is home to friendly, long-time residents, creating a warm



and welcoming atmosphere. Innisfail itself is a vibrant community that offers plenty of opportunities to connect, whether it's through seasonal farmers' markets, holiday parades, or local events that celebrate small-town charm.

With low condo fees and minimal maintenance, this property is perfect for those seeking an affordable and stress-free home. If you're ready to make a move to a beautiful space in a thriving community, Unit A is calling your name.

Don't miss out on this one won't last long!

Built in 2002

### **Essential Information**

MLS® #	A2198210
Price	\$150,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	461
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level, Back Split
Status	Active

### **Community Information**

Address	4607 A 46 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1X8

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Additional Parking, Alley Access, Off Street, Stall, On Street, Plug-In, Unassigned, Unpaved

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, Storage, Laminate Counters, Master Downstairs
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Subdivided
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	55
Zoning	R-3

## Listing Details

Listing Office	Real Broker
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