

# \$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), Central Vacuum, Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
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, Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	20
Zoning	R3

## Listing Details

Listing Office	eXp Realty
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