

# \$330,000 - 4950 53 Avenue, Innisfail

MLS® #A2233783

**\$330,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.16 Acres

Napoleon Lake, Innisfail, Alberta

Welcome to a beautifully maintained and thoughtfully designed bungalow-style duplex that truly shows Pride of Ownership throughout! Whether you're looking to downsize, buy your first home, or invest in a revenue-generating property, this one checks all the boxes.

Step inside to a bright and functional main floor layout offering everything you need—main floor laundry, a spacious primary bedroom with dual closets, a large 4-piece bath, and an extra den or home office. The kitchen, dining, and living areas flow seamlessly together, creating an open and welcoming atmosphere for daily living and entertaining.

Downstairs you'll find a fully framed basement with a finished 3-piece bathroom, and tons of space to develop additional bedrooms and a large family room to suit your needs.

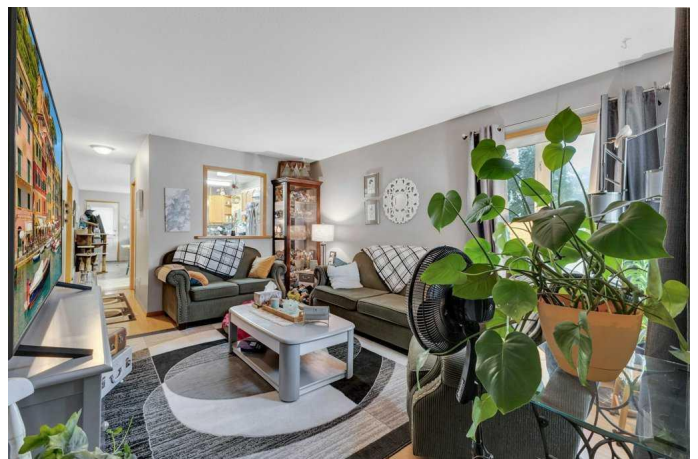
Enjoy low-maintenance living with a west-facing deck to relax and catch the evening sunsets. Close to parks, walking trails, and nestled in a quiet close, this home offers comfort and convenience.

Built in 1995

## Essential Information

MLS® #

A2233783



Price	\$330,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.16
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4950 53 Avenue
Subdivision	Napoleon Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1W1

### **Amenities**

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	1
Zoning	R2

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.