

# \$335,000 - 5023 46 Street, Innisfail

MLS® #A2234685

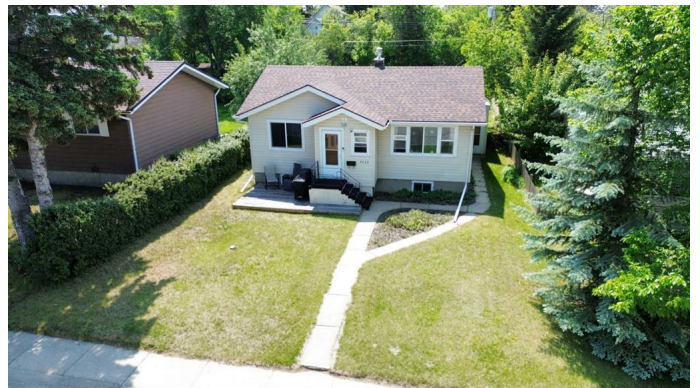
## \$335,000

3 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.14 Acres

Central Innisfail, Innisfail, Alberta

Step into this warm and welcoming home that perfectly balances charming character with stylish modern updates. From the moment you arrive, you'll notice the curb appeal and care that's gone into bringing this home to life. Inside, the main floor boasts a bright, open layout filled with natural light and inviting warmth. The recently renovated kitchen (completed within the past three years) is the heart of the home—featuring sleek new cabinets, countertops, newer stainless steel appliances, and a fresh, modern aesthetic. The living and dining areas are perfect for both relaxing and entertaining, all accented with brand new flooring and freshly painted walls throughout. Two nice sized bedrooms and an updated 4-piece bathroom complete the main floor. Downstairs, you'll find a thoughtfully designed suite. The suite includes two additional bedrooms, a large family room, a full 4-piece bathroom, and a convenient kitchenette equipped with a stove and fridge. Additional upgrades include new vinyl windows, brand new stainless steel appliances upstairs, and a complete cosmetic refresh throughout the home. An attached 12x24 single garage provides covered parking or extra storage. Step outside into the fully fenced backyard—private, peaceful, and perfect for kids, pets, or hosting summer BBQs. Surrounded by mature trees and a quiet atmosphere, this yard is a true retreat. Ideally located close to everything your family needs—just a short stroll to nearby schools,



community parks, playgrounds, and the local swimming pool. Whether you're looking for a move-in-ready family home or rental potential, this lovingly updated property is a fantastic opportunity. This is a great opportunity to own a home where all the hard work has already been doneâ€”simply move in and enjoy!

Built in 1949

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234685    |
| Price          | \$335,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 889         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5023 46 Street    |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 1L6           |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Off Street, Parking Pad, RV Access/Parking, Single Garage Attached |
| # of Garages   | 1  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Laminate Counters, Separate Entrance, Storage |
|-------------------|--|

|              |                       |
|--------------|-----------------------|
| Appliances   | See Remarks           |
| Heating      | Boiler, Natural Gas   |
| Cooling      | None                  |
| Has Basement | Yes                   |
| Basement     | Finished, Full, Suite |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Storage                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 6               |
| Zoning         | R-1C            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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.