

# \$349,900 - 4430 47 Avenue Close, Innisfail

MLS® #A2237010

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.08 Acres

Southwest Innisfail, Innisfail, Alberta

Beautifully designed bungalow-style duplex offers both functionality and charm. The open-concept kitchen, living, and dining area is perfect for entertaining, featuring a vaulted ceiling in the living room that enhances the bright and airy feel. The kitchen features warm maple cabinets, a large island, and plenty of cupboard and counter space—ideal for cooking, gathering, and everyday living. Just off the dining area is the primary bedroom that includes a walk-in closet and Jack & Jill access to the main bathroom, which boasts a soaker tub, separate shower, and large vanity with lots of storage. Convenient main floor laundry makes for easy, single-level living in this home. Partially finished basement features in-floor heat, a large bedroom, and a 3-piece bathroom—add your personal touch and make the basement truly your own. Just off the living room, step out to your deck and backyard—perfect for relaxing or enjoying sunny afternoon. The garage includes a 6' x 9.5' mezzanine, providing bonus storage or a potential workspace. This home is located in a great location and would be a lovely place to call home.

Built in 2008

## Essential Information

MLS® # A2237010

Price \$349,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,096
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4430 47 Avenue Close
Subdivision	Southwest Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1P7

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 7th, 2025
Zoning	R-2

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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