

# \$238,000 - 301, 4500 45 Avenue, Innisfail

MLS® #A2238625

## \$238,000

1 Bedroom, 1.00 Bathroom, 730 sqft

Residential on 0.00 Acres

Eastgate, Innisfail, Alberta

45 PLUS MAINTENANCE FREE LIVING IN ONE OF INNISFAIL'S BEST CONDO'S, BEVERLY COVE. FEATURES A HEATED UNDERGROUND PARKING STALL, CONDO AMENITIES, A WEST FACING BALCONY WITH TWO BUILT IN STORAGE UNITS, AND ALL APPLIANCES INCLUDED. BEING ON THE THIRD FLOOR GIVES YOU GREAT VIEWS AND SUNSETS AND PRIVACY AND SECURITY.

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238625          |
| Price          | \$238,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 730               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 301, 4500 45 Avenue |
| Subdivision | Eastgate            |



|             |                 |
|-------------|-----------------|
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 6A3         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Trash |
| Parking Spaces | 1  |
| Parking        | Garage Door Opener, Heated Garage, Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Animal Home, Pantry, Recreation Facilities, Storage, Elevator      |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Boiler, Natural Gas  |
| Cooling           | Wall/Window Unit(s)   |
| # of Stories      | 4   |
| Basement          | None  |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Mixed, Other |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 2              |
| Zoning         | R3             |

### **Listing Details**

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

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