

# **\$344,900 - 5507 52 Avenue close, Innisfail**

MLS® #A2194607

**\$344,900**

4 Bedroom, 3.00 Bathroom, 1,083 sqft  
Residential on 0.06 Acres

Dodds Lake, Innisfail, Alberta

Charming Bungalow-Style 4-Plex units backing onto greenspace, located in a quiet close, and just steps from Doddâ€™s Lake! These custom built homes, have been tenant occupied since being a new build. These properties present as an excellent investment opportunity, and are currently all tenant occupied, but with the fully developed floor plan offering 4 bedrooms, and 3 full bathrooms, they also make a great spot to raise your family. The single attached garage, off street parking, and fenced yards are also an added bonus. Some of the additional key features include a lovely gas fireplace, with stone surround, glass railing around the open staircase, unique drywall cutouts making the kitchen flow nicely into the living room. The two bedrooms upstairs are generous in size, the primary has a large walk in closet connecting to the full ensuite. Ample storage throughout the main, but the lower level is a great space to live and store all your extras. Additional 2 large bedrooms and full bathroom downstairs. There is a great family room area, separate laundry room complete with a sink, and a huge storage room that some of the current tenants have set up as a home gym area! Location, affordable pricing, professionally finished throughout, unique features, you will not want to miss this opportunity!

Built in 2014



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2194607      |
| Price          | \$344,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,083         |
| Acres          | 0.06          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5507 52 Avenue  |
| Subdivision | close           |
| City        | Dodds Lake      |
| County      | Innisfail       |
| Province    | Red Deer County |
| Postal Code | Alberta         |
|             | T4G 0A1         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas, Living Room, Stone                                                                                                              |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Rain Gutters           |
| Lot Description   | Standard Shaped Lot    |
| Roof              | Asphalt Shingle        |
| Construction      | Concrete, Vinyl Siding |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 58                  |
| Zoning         | R-2                 |

### **Listing Details**

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

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