

# \$150,000 - 4607 A 46 Street, Innisfail

MLS® #A2198210

**\$150,000**

2 Bedroom, 1.00 Bathroom, 461 sqft

Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

Welcome to Unit A, a stylish and inviting bi-level condo offering 900 sq. ft. of modern living space. Freshly updated with sleek laminate flooring, new doors, and a contemporary bathroom, this home blends comfort and sophistication. The recent exterior upgrades in 2022 enhance its curb appeal, making it a standout in this charming community.

Enjoy the best of both worlds with spacious lower-level bedrooms that stay cool in the summer, providing a restful retreat. The modern kitchen and adjoining dining room are perfect for everyday meals or entertaining guests. And with over 869 square feet of living space, there's plenty of room to spread out and make it your own.

Location is everything, and this condo truly delivers. Just five minutes from downtown Innisfail, you'll have easy access to local restaurants, cozy cafes, and unique shops. Essential services like the firehall, police station, and town hall are also close by, providing peace of mind. Families will appreciate the convenience of nearby schools and parks, while grocery shopping is a breeze with three stores within a ten-minute drive. And when you're craving big-city amenities, Red Deer is only 20 minutes away.

This well-maintained complex is home to friendly, long-time residents, creating a warm



and welcoming atmosphere. Innisfail itself is a vibrant community that offers plenty of opportunities to connect, whether it's through seasonal farmers' markets, holiday parades, or local events that celebrate small-town charm.

With low condo fees and minimal maintenance, this property is perfect for those seeking an affordable and stress-free home. If you're ready to make a move to a beautiful space in a thriving community, Unit A is calling your name.

Don't miss out—this one won't last long!

Built in 2002

**Essential Information**

|                |                      |
|----------------|----------------------|
| MLS® #         | A2198210             |
| Price          | \$150,000            |
| Bedrooms       | 2                    |
| Bathrooms      | 1.00                 |
| Full Baths     | 1                    |
| Square Footage | 461                  |
| Acres          | 0.00                 |
| Year Built     | 2002                 |
| Type           | Residential          |
| Sub-Type       | Row/Townhouse        |
| Style          | Bi-Level, Back Split |
| Status         | Active               |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4607 A 46 Street  |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G1X8            |

## Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Parking                                                                                      |
| Parking Spaces | 1                                                                                            |
| Parking        | Additional Parking, Alley Access, Off Street, Stall, On Street, Plug-In, Unassigned, Unpaved |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, Storage, Laminate Counters, Master Downstairs |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator                                          |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                                                       |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting                                                            |
| Lot Description   | Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Subdivided |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                           |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 53                  |
| Zoning         | R-3                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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