

# \$349,900 - 5656 45 Street, Innisfail

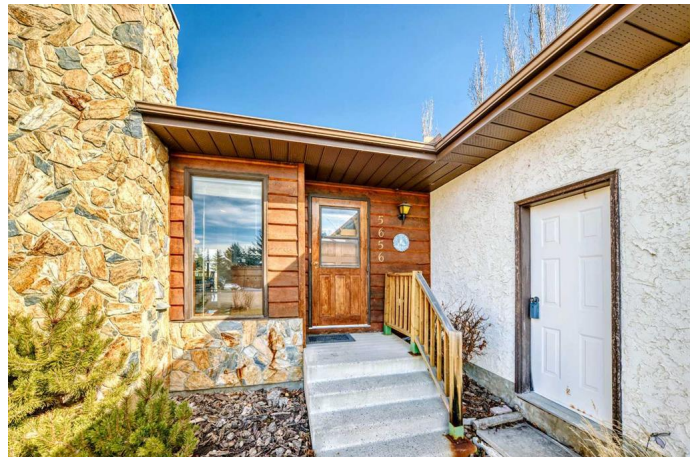
MLS® #A2194290

**\$349,900**

4 Bedroom, 2.00 Bathroom, 1,089 sqft  
Residential on 0.15 Acres

Westpark Innisfail, Innisfail, Alberta

This excellent West Park location features a bungalow situated on a nice pie-shaped lot, with 4 bedrooms and 2 full bathrooms. The sturdy home is constructed with 2x6 framing and includes additional elements such as stone accents, cedar and stucco exterior. (Hail and BBQ resistant) along with a 20'5 x15' attached garage. Upon entering, you can step down from the foyer into the sunken living room, which boasts a stone fireplace. Towards the rear, it opens up to the dining room with patio doors that provide direct access to the back deck. The kitchen has a great layout, featuring a window above the sink that overlooks the backyard. It offers plenty of cupboards and countertop space, Wine cabinet, and several cabinets equipped with slide-out shelves and a lazy Susan, as well as a large pantry. Stove is excluded. The back entrance landing also allows direct access to the finished (needs some flooring in hallway and family room) basement, which includes a 4-piece bathroom, 2 bedrooms (Note: Basement bedroom windows may not meet new egress size), an office, and a family room with a wet bar. The attached garage is insulated and drywalled. The wood fence surrounding this large lot was replaced in 2015. House is Built with rafter-style floor joists, which allows for easy upgrades such as wiring, insulation, and drywalling. The shingles were replaced approximately 14 years ago, and a 2015 RPR with compliance letter is included in the supporting documents plus



Furnace ducting cleaning Feb 21 2025, New high efficient furnace installed Feb 2025. . Main bathroom flooring is being finished soon . Good sized back yard with Shed .

Built in 1984

### Essential Information

MLS® #	A2194290
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.15
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5656 45 Street
Subdivision	Westpark Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1K9

### Amenities

Parking Spaces	3
Parking	Oversized, Front Drive, Garage Door Opener, Insulated, Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Sump Pump(s), Suspended Ceiling
Appliances	Dishwasher, Garage Control(s), Gas Water Heater, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Decorative, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Few Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	R-1C

### **Listing Details**

Listing Office	Century 21 Advantage
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