# \$329,900 - 3419 52 Avenue, Innisfail

MLS® #A2200248

## \$329,900

4 Bedroom, 3.00 Bathroom, 1,192 sqft Residential on 0.33 Acres

South Innisfail, Innisfail, Alberta

Family-sized home in Innisfail! Over 1150 sqft bungalow on the South end of Innisfail boasts location near schools and HWY 2. 3 bedrooms on the main floor with a full bathroom and a 2-piece ensuite off the good-sized master bedroom. "L-shaped" kitchen with built-in breakfast bar overlooking the large living room with bright South-facing picture window. Finished basement requires some updating but has a family room, bedroom, and office/den combo (closet, but no window). Large lot that measures 98x146, with access from neighbouring driveway. Oversized double garage is attached. Shingles have been replaced (less than 2 years old), and main floor windows and doors have also been updated over the years. Property is currently on a septic system but must be converted to town connection at the buyer's expense. Acreage-like living within the town limits.

Built in 1973

## **Essential Information**

MLS® # A2200248 Price \$329,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

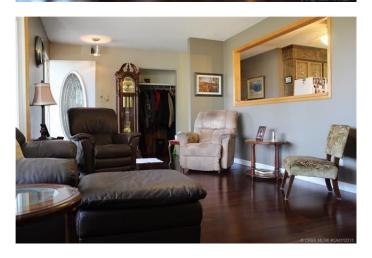
Half Baths 1

Square Footage 1,192

Acres 0.33







Year Built 1973

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 3419 52 Avenue

Subdivision South Innisfail

City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G 1E2

#### **Amenities**

Utilities Electricity Available, Garbage Collection, Natural Gas Available

Parking Spaces 2

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Landscaped, Standard Shaped Lot

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 6th, 2025

Days on Market 7

Zoning R-1B

# **Listing Details**

Listing Office Century 21 Advantage

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