

# \$265,000 - 5306 36a Street, Innisfail

MLS® #A2201817

**\$265,000**

3 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.08 Acres

Margodt, Innisfail, Alberta

Fantastic opportunity to own a 1/2 duplex â€“ buy one side or both! This 2-storey home features 3 spacious bedrooms and a full bath upstairs. The main floor offers a cozy living room, kitchen, and a convenient half bath. Laundry is located in the basement. Enjoy outdoor living with patio doors leading to a back deck with a shed, and a newer middle and back fence for added privacy. The property also includes a parking pad and newer windows. Shingles were replaced in 2017, and the furnace and hot water tank are inspected annually for peace of mind. The other side of the duplex is also listed for sale, offering even more potential MLS# A2202176

Built in 1977

## Essential Information

MLS® #	A2201817
Price	\$265,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,243
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side



Status	Active
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## Community Information

Address	5306 36a Street
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G6

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	49
Zoning	R-2

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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