

# \$450,000 - 4426 44 Avenue close, Innisfail

MLS® #A2206125

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,553 sqft

Residential on 0.17 Acres

Eastgate, Innisfail, Alberta

Welcome to 4426 44 Ave Close, a hidden gem packed with charm, space, and incredible value! With a huge triple detached garage and impressive addition on the back of the home, this is a rare find. Step inside to a bright, inviting entryway that leads to a stunning front sitting room with soaring 10-foot ceilings, elegant crown molding, and a huge picture window that floods the space with natural light. The kitchen is designed for style and function, featuring quartz countertops, a spacious dining area, and convenient main-floor laundry room with tons of extra storage. Need more space to relax? Youâ€™ll love the additional living room with large windows and a natural gas fireplace â€“ perfect for hosting friends or enjoying a quiet night in. The primary bedroom is conveniently located on the main floor with a walk-in closet, room for a king-size bed and direct access to the main floor 3-piece bathroom. Downstairs, youâ€™ll find two more bedrooms a huge rec room (currently used as an art studio), and another 3-piece bathroom. Growing family? The basement rec room is big enough that you could easily add another bedroom and youâ€™d still have lots of room. Now, letâ€™s talk about the outdoor oasis â€“ a massive pie-shaped lot bursting with beautiful perennials like rose bushes, apple trees, tulips, poppies, columbines, lilacs, and more! And to top it all off, there's a huge triple detached garage with plenty of room for your vehicles, tools, and toys. If youâ€™re a car enthusiast, looking for a place to tinker, work



on projects and keep your vehicles out of the elements, youâ€™ll be impressed by this garage. Tucked away on a quiet keyhole close and minutes from shopping, restaurants and other convenient amenities, this home has been well maintained and it shows. Recent upgrades include: New furnace motherboard (2024) New Sump pump (2024) Newer gas fireplace (2019), Shingles on house & garage (2021). This home is a must-see â€” schedule your showing today!

Built in 2000

**Essential Information**

MLS® #	A2206125
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,553
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4426 44 Avenue close
Subdivision	Eastgate
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1W8

**Amenities**

Parking Spaces	7
Parking	Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Crown Molding, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Cul-De-Sac, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	29
Zoning	R3

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.