

# \$385,000 - 5529 52 Avenue close, Innisfail

MLS® #A2232965

**\$385,000**

4 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.09 Acres

Dodds Lake, Innisfail, Alberta

Well-maintained and fully finished, this spacious end-unit townhome offers comfort, functionality, and a great location—just a short walk to Dodd’s Lake! With 4 bedrooms (2 up, 2 down), 3 full bathrooms, and main floor laundry, this home is perfect for families, downsizers, or investors.

The bright, open-concept main floor features a cozy gas fireplace, a generous living and dining area, and a large kitchen with ample storage. A spacious foyer welcomes you inside, while the attached single garage offers convenience and extra storage space.

Enjoy outdoor living with a fenced backyard that backs onto mature trees, offering privacy and a peaceful setting. The fully developed basement is a great place for your guests or children to sleep and play in the large family room!

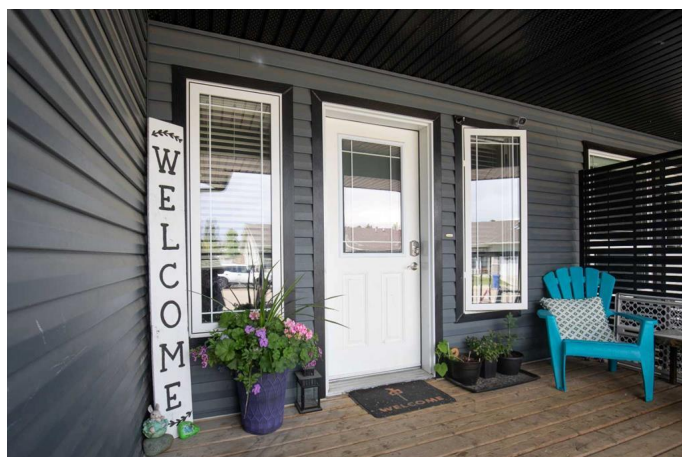
Highlights include: End-unit with extra natural light. 4 bedrooms, 3 bathrooms. Finished up and down. Gas fireplace in the living room. Open floor plan with spacious kitchen. Large entryway/foyer. Single attached garage. Fully fenced rear yard. Lovely private setting!

Built in 2013

## Essential Information

MLS® #

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Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,191
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	5529 52 Avenue
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A1

### Amenities

Parking Spaces	1
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	20
Zoning	R2

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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