

# \$299,900 - 4312 54th Avenue, Innisfail

MLS® #A2265146

**\$299,900**

4 Bedroom, 3.00 Bathroom, 1,143 sqft  
Residential on 0.13 Acres

Caron, Innisfail, Alberta

Welcome to this inviting bungalow style home that combines comfort, function, and convenience! Featuring 4 bedrooms and 2.5 bathrooms, this home is perfect for families or anyone looking for a spacious, move-in-ready property. The main floor offers a bright, welcoming layout with easy-care laminate flooring throughout, a generous size living room, and an eat-in kitchen designed for casual family meals and gatherings. The kitchen also offers patio doors to a large rear deck complete with aluminum railing.

Downstairs, the fully finished basement provides plenty of additional living space—ideal for a family room, play area, or home office—along with a bedroom and full bathroom for guests or teens.

Step outside to enjoy the large yard, perfect for kids, pets, or summer entertaining. A rear shed offers extra storage for tools, bikes, and more. Situated within walking distance to local schools, this home makes everyday living both easy and convenient.

Built in 1980

## Essential Information

MLS® #	A2265146
Price	\$299,900
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4312 54th Avenue
Subdivision	Caron
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1K5

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

### **Interior**

Interior Features	Storage, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 17th, 2025
Days on Market	16
Zoning	R-1C

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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