

\$319,900 - 4819 45 Avenue, Innisfail

MLS® #A2265713

\$319,900

3 Bedroom, 3.00 Bathroom, 2,018 sqft

Residential on 0.08 Acres

NONE, Innisfail, Alberta

Welcome to this immaculate, pristinely clean half duplex! This bright and sunny home is walking distance to grocery stores, banks and restaurants. With the main living area on the second level and a lovely little guest suite on the main level, there's plenty of room for visitors or elderly parents/adult children that want to live with you. Patio doors offer a walk-out to the private, fenced back yard. This home boasts two gas fireplaces – one in the main floor family room and another in the second level living room. The second level, main living quarters is open concept and has a private, east facing balcony, perfect for summer morning coffees and evening barbecues. The primary bedroom has a 3 piece, attached ensuite, a walk-in closet and a second balcony overlooking the backyard. Recent upgrades to the home include comfort height toilets, a new dishwasher and recently shampooed carpets. You'll be surprised at the square footage this home offers. Book your viewing today!

Built in 1999

Essential Information

MLS® #	A2265713
Price	\$319,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	2,018
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4819 45 Avenue
Subdivision	NONE
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1P3

Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2025

Days on Market 3

Zoning R-3

Listing Details

Listing Office RE/MAX real estate central albe



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.