# \$160,000 - 4607 B 46 Street, Innisfail

MLS® #A2198199

### \$160,000

2 Bedroom, 1.00 Bathroom, 462 sqft Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

Discover the perfect blend of comfort, convenience, and community in this charming bi-level condo in beautiful Innisfail. Lifestyle Features You'II Love: Cozy patio to start your mornings with a cup of coffee while enjoying the guiet serenity of small-town life. Low condo fees for easy, stress-free living with minimal upkeep. The exterior of the home was updated in 2022, giving it a fresh, modern look. Location Perks: Just five minutes to downtown Innisfail, where you'll find a variety of restaurants, cafes, and local shops. Conveniently close to essential services like the firehall, police station, and town hall. A short five-minute drive to parks and open spaces, perfect for outdoor recreation. Access to all Innisfail schools within minutes, making it ideal for families. Three grocery stores within a 10-minute drive, making errands quick and easy. Only 20 minutes from Red Deer, offering access to city amenities for a quick getaway. Community Connection: Innisfail is a vibrant community with year-round events that bring everyone together. From seasonal farmers' markets to holiday parades, you'II be at the heart of the action while still enjoying the peace and quiet of small-town living. Complex Features: This well-maintained complex boasts long- time residents, offering a friendly and welcoming atmosphere. This condo offers more than just a homeâ€"it's your chance to be part of a welcoming and active community while enjoying the simplicity of small-town charm. Affordable, cozy, and







perfectly located, this could be the home you've been waiting for.

#### Built in 2002

#### **Essential Information**

MLS® # A2198199 Price \$160,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 462
Acres 0.00

Year Built 2002

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level, Back Split

Status Active

# **Community Information**

Address 4607 B 46 Street Subdivision Central Innisfail

City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G1X8

#### **Amenities**

Amenities Parking

Parking Spaces 1

Parking Additional Parking, Alley Access, Off Street, On Street, Stall,

Unassigned, Plug-In, Unpaved

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home,

Master Downstairs, Storage

Appliances Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Mid Efficiency, Forced Air, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony, Lighting

Lot Description Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape,

Subdivided

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 28th, 2025

Days on Market 14

Zoning R-3

## **Listing Details**

Listing Office Real Broker

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