

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

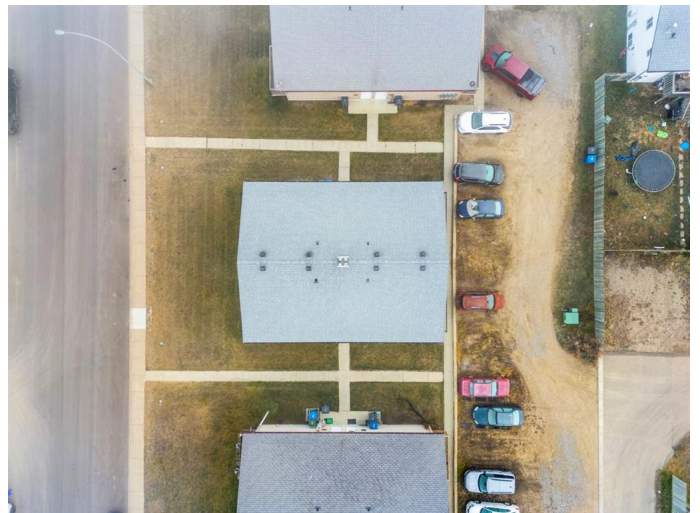
MLS® #A2198199

\$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'll Love: Cozy patio to start your mornings with a cup of coffee while enjoying the quiet 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'll 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 home—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 youâ€™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
----------------	-------------

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.