

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

MLS® #A2198210

**\$160,000**

2 Bedroom, 1.00 Bathroom, 461 sqft

Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

Cozy Bi-Level Condo in Innisfail â€“ Move-In Ready!

Welcome home to Unit A, a charming north-facing bi-level condo that has been recently updated with fresh paint, new doors, sleek laminate flooring, and an upgraded bathroom. This inviting space offers modern touches while maintaining the warmth and comfort of small-town living.

Start your mornings on your private patio, sipping coffee and enjoying the peaceful surroundings. With low condo fees, youâ€™ll appreciate the ease of homeownership without the hassle of extensive maintenance. The exterior of the building was updated in 2022, giving it a fresh, modern look that adds to its curb appeal.

Convenience is key with this location, just five minutes from downtown Innisfail, where youâ€™ll find an array of restaurants, cafes, and local shops. Essential services such as the firehall, police station, and town hall are all nearby, ensuring peace of mind. For those who love the outdoors, parks and open spaces are only a short drive away, providing the perfect setting for recreation and relaxation. Families will love the easy access to all Innisfail schools, while three grocery stores within ten minutes make running errands a breeze. Plus, with Red Deer just 20 minutes away, city amenities are always within reach.



Beyond the home itself, this well-maintained complex is known for its friendly, long-time residents, creating a welcoming atmosphere that feels like home. Innisfail is a vibrant community with year-round events, from seasonal farmers' markets to festive holiday parades, allowing you to experience small-town charm while staying connected to the action.

If you're looking for an affordable, move-in-ready home in a thriving community, this condo is the perfect fit. Don't miss out on this opportunity—schedule your showing today!

Built in 2002

### Essential Information

MLS® #	A2198210
Price	\$160,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	461
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level, Back Split
Status	Active

### Community Information

Address	4607 A 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, Plug-In, Stall, Unassigned, Unpaved

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, Master Downstairs, Storage
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
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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