

# \$334,900 - 4915 45 Street, Innisfail

MLS® #A2197690

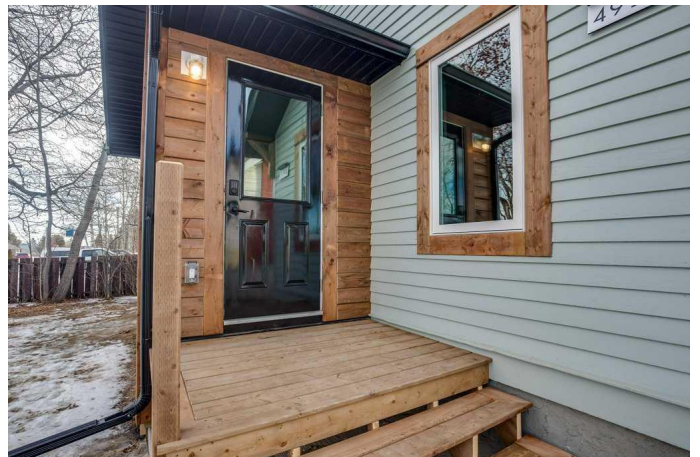
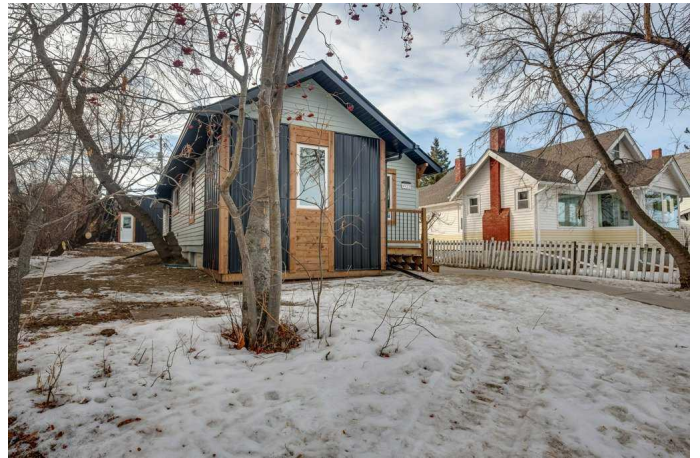
**\$334,900**

3 Bedroom, 1.00 Bathroom, 907 sqft

Residential on 0.13 Acres

Central Innisfail, Innisfail, Alberta

This home exudes rustic modern charm and incredible curb appeal! Step inside, and youâ€™ll feel like youâ€™re walking into a brand-new home, thanks to extensive updates. The plumbing has been repaired and updated where needed, the electrical including service has been completely redone along with bright new windows upstairs and proper egress windows in the basement. A spacious entryway welcomes you with a striking shiplap ceiling, setting the tone for the home's stylish yet cozy aesthetic. The beautifully crafted decorative beam serves as a stunning focal point, seamlessly tying together the rustic-look baseboards and trim. Throughout the home there is new flooring in a tone that perfectly coordinates to the rest of the finishing work. The kitchen is a standout feature, boasting crisp white modern cabinetry, a stylish white tile backsplash, quartz countertops and stainless steel appliances. Modern low-profile lighting throughout. The main floor offers a cozy bedroom and a beautifully updated 4-piece bathroom. Downstairs, you'll find two additional bedrooms, a laundry area, and rough-in plumbing for an optional basement bathroom. The back entrance stairway provides access to both levels and leads into a versatile main floor spaceâ€”ideal for a mudroom, small games area, or home office. With neutral paint tones, carefully selected trim, and a spacious yard, this home blends modern updates with rustic charm. PLUS, the newly built double detached garage completes



the package. This home is truly one-of-a-kind, offering a perfect mix of character, warmth, and modern convenience!

Built in 1935

**Essential Information**

MLS® #	A2197690
Price	\$334,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	907
Acres	0.13
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4915 45 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1M8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

**Interior**

Interior Features	Vinyl Windows, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	62
Zoning	R-1C

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

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