

# \$199,900 - 4520 47 Street, Innisfail

MLS® #A2209616

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,163 sqft

Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

This spacious 3 bedroom, 2 bath townhouse is the perfect setup for a family or a smart addition to your investment portfolio.

Conveniently located close to shopping and amenities, this 2-storey home features a bright and open main floor with a roomy kitchen and dining area, finished in ceramic tile with ample cabinets for storage. The large living room is filled with natural light and offers direct access through huge patio doors to a fully fenced, private backyard – ideal for relaxing or entertaining. Upstairs, you’ll find three bedrooms including a generously sized primary bedroom with a large closet. Laminate flooring runs throughout the upper floor, keeping things clean and carpet-free. The main floor laundry hookups add extra convenience, and the full unfinished basement offers tons of potential – whether you’re looking to create a rec room, family room or simply need more storage. The large utility room also provides extra space for all your personal storage needs. Pets are allowed (with approval), making this a great home for pet lovers too! Don’t miss your chance to get into a well-located, affordable home with room to grow.

Built in 1979

## Essential Information

MLS® #                      A2209616

Price                        \$199,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	4520 47 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1P5

### **Amenities**

Amenities	Laundry, Parking
Parking Spaces	2
Parking	Parkade

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	25
Zoning	R3

**Listing Details**

Listing Office	CIR Realty
----------------	------------

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.