

# \$385,000 - 5533 52 Avenue close, Innisfail

MLS® #A2220396

**\$385,000**

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.12 Acres

Dodds Lake, Innisfail, Alberta

Welcome to this beautifully maintained and move-in-ready triplex, perfectly positioned to combine comfort, style, and convenience. Backing onto a serene green area, this home offers peaceful views and added privacy rarely found in similar properties. Step inside to an open-concept main floor, thoughtfully designed for modern living. The spacious living room features a cozy gas fireplace, ideal for chilly evenings, while the granite-topped island anchors a well-appointed kitchen – perfect for entertaining or casual family meals. With 2 bedrooms upstairs and 2 additional bedrooms downstairs, this layout provides excellent flexibility for families, guests, or a home office setup. There are 3 full bathrooms, including a private ensuite in the primary bedroom for your convenience. The fully finished lower level adds valuable living space, while outside, you’ll find a fully fenced yard, rear deck, and a firepit area – ideal for summer evenings and weekend gatherings. Additional highlights include fresh paint throughout, a single attached garage, main floor laundry, ample storage, and easy access to nearby parks, walking trails and lake access. This is the perfect home for those seeking space, comfort, and a connection to nature, all within a low-maintenance lifestyle.

Built in 2013

## Essential Information



MLS® #	A2220396
Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,246
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	5533 52 Avenue
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A1

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Rain Gutters
Lot Description	Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.