

# \$262,500 - 3708 52 A Avenue, Innisfail

MLS® #A1148716

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## \$262,500

4 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0 Acres

Margodt, Innisfail, Alberta

WOW! Totally loved Bi-Level which shows absolute pride of ownership and ready to pass on. This home will be a "gear-heads" dream due to the oversized, heated detached garage in the REAR of the lot! The Bi-Level home features a total of 4 bedrooms... 2 up and 2 down. The Primary Bedroom features a MASSIVE walk in closet loaded up with new closet organizers, updated laminate flooring, custom ceiling detail, fresh paint. The kitchen is open with a large eating area and wall opened to formal front living room. The peninsula design will be sure to please the home chef with ample counter space. Updated appliances top it all off. The Living room has a large, west facing window that allows the natural light to flow thru to the kitchen space. Off the eating area you step out onto a large back deck that overlooks your back yard that does NOT back onto any other homes. Downstairs, a large recroom is a great spot for the home theater! There is also a great Den space that would be ideal for a craft area or computer space. There are two bedrooms downstairs that will be a great getaway for the adolescent!. There would be space for the RV or boat with the access to the yard on this home. Priced to sell... this one is ready for a new owner! Flexible possession!

Built in 1979

## Essential Information



MLS® #	A1148716
Price	\$262,500
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,030
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3708 52 A Avenue
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Private Yard
Lot Description	Back Yard, Few Trees, No Neighbours Behind, Rectangular Lot, Flag

	Lot, Level, See Remarks
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 21st, 2021
Days on Market	69
Zoning	R1B

### **Listing Details**

Listing Office	Courtesy Of ROYAL LEPAGE BENCHMARK
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