

\$150,000 - 4, 4607 46 Street, Innisfail

MLS® #A2213093

\$150,000

2 Bedroom, 1.00 Bathroom, 470 sqft

Residential on 0.00 Acres

Downtown Innisfail, Innisfail, Alberta

**** OPEN HOUSE SAT, MAY 17 - 530PM-7PM**

**** Welcome to 4607 D 46 Street in Innisfail, a charming bi-level condo offering 843 sq. ft. of comfortable living space. Perfect for first-time buyers, downsizers, or anyone looking for an easy, low-maintenance lifestyle, this home features a bright and inviting living room with plenty of natural light, thanks to the west-facing windows. The south-facing balcony provides a wonderful spot to soak in the sun, whether you're enjoying a quiet morning coffee or unwinding after a busy day.**

The condo includes two spacious bedrooms, offering plenty of room for a home office, guest room, or a peaceful retreat. The full bathroom is clean and functional, and the kitchen is perfect for preparing meals, with ample counter space and a cozy dining area to enjoy your meals. With low condo fees of just \$350/month, this unit covers all the essentials like snow removal, water, and common area maintenance, making it a truly hassle-free living experience.

Located just five minutes from downtown Innisfail, this condo offers easy access to local shops, schools, and parks. It's a fantastic opportunity for those who want to enjoy small-town living with quick access to the amenities of Red Deer, just 20 minutes away.

This unit is move-in ready and waiting for you to make it your own. Whether you're looking to



start a new chapter in life or just need a low-maintenance place to call home, this home offers both comfort and convenience at an affordable price.

Ready to see it for yourself?

Built in 2002

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2213093 |
| Price | \$150,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 470 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 4, 4607 46 Street |
| Subdivision | Downtown Innisfail |
| City | Innisfail |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4G1X9 |

Amenities

| | |
|----------------|---|
| Amenities | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Off Street, Stall, Plug-In |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, Master Downstairs, Storage |
|-------------------|---|

| | |
|------------|---|
| Appliances | Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating | Mid Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| 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

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|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 33 |
| Zoning | R3 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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