

# \$150,000 - 4607 B 46 Street, Innisfail

MLS® #A2198199

**\$150,000**

2 Bedroom, 1.00 Bathroom, 462 sqft

Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

Welcome to Unit B, a delightful bi-level condo offering 869 sq. ft. of comfortable and stylish living space. Freshly updated and ready for you to move in, this home features a modern kitchen with a spacious dining area – perfect for everything from morning coffee to dinner with friends. The lower-level bedrooms offer a cool and serene retreat during the warm summer months.

Step outside to enjoy your own private patio, where you can soak in the tranquility of small-town life. With low condo fees and a recent exterior refresh in 2022, this home is not only affordable but also low-maintenance.

Located just 5 minutes from downtown Innisfail, you™ have access to fantastic local dining spots, charming cafes, and boutique shops. Essential services like the firehall, police station, and town hall are all nearby. Need a grocery run? No problem – there are three grocery stores within a 10-minute drive. Families will appreciate the convenient access to all Innisfail schools and nearby parks for outdoor fun. Plus, Red Deer is only 20 minutes away for an easy city escape.

The welcoming community atmosphere is truly the cherry on top. With long-time residents and a calendar full of seasonal events like farmers™ markets and holiday parades, you™ feel right at home in no time.



Looking for a comfortable and affordable home that offers the best of small-town living? Unit B might just be the perfect fit for you.

Built in 2002

### Essential Information

MLS® #	A2198199
Price	\$150,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	462
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level, Back Split
Status	Active

### Community Information

Address	4607 B 46 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1X8

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Additional Parking, Off Street, Plug-In, Stall, Unassigned, Alley Access, On Street, Unpaved

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, Storage, Master Downstairs
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window

	Coverings
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Lighting
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**

Date Listed	February 28th, 2025
Days on Market	43
Zoning	R-3

### **Listing Details**

Listing Office	Real Broker
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