

\$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'll 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'll 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 | 51 |
| Zoning | R-3 |

Listing Details

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

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