

# \$140,000 - 4, 4607 46 Street, Innisfail

MLS® #A2213093

**\$140,000**

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	\$140,000
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, Plug-In, Stall

**Interior**

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

Date Listed	April 18th, 2025
Days on Market	68
Zoning	R3

## Listing Details

Listing Office	Real Broker
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