

# \$399,900 - 3727 51a Avenue, Innisfail

MLS® #A2256181

**\$399,900**

6 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.18 Acres

South Innisfail, Innisfail, Alberta

Welcome to this spacious 6 bedroom, 2.5 bath home offering plenty of room for family and guests. With 1,198 sq. ft. finished above grade and an additional 1,100 sq. ft. in the fully developed basement, this property combines comfort, functionality, and value. The main floor features a bright living area, well-appointed kitchen with 2 separate sinks, and three bedrooms including a generously sized primary. The basement has three more bedrooms, a large family room complete with a wood burning stove, and a second entrance from the back yard. Outside, you'll find a double detached garage and a private yard with room to relax and play. Ideally located near schools, the hospital, swimming pool, and beautiful walking trails, this home is perfect for families or anyone seeking convenience and lifestyle. Don't miss the opportunity to make this great property your own!

Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256181  |
| Price          | \$399,900 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,198     |
| Acres          | 0.18      |



|            |             |
|------------|-------------|
| Year Built | 1974        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3727 51a Avenue |
| Subdivision | South Innisfail |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1H2         |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Separate Entrance           |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Wood Burning Stove                                                             |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                                                                            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Concrete, Wood Frame                                                                                       |
| Foundation        | Poured Concrete                                                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-1B                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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