

\$589,900 - 5032 59 Street, Innisfail

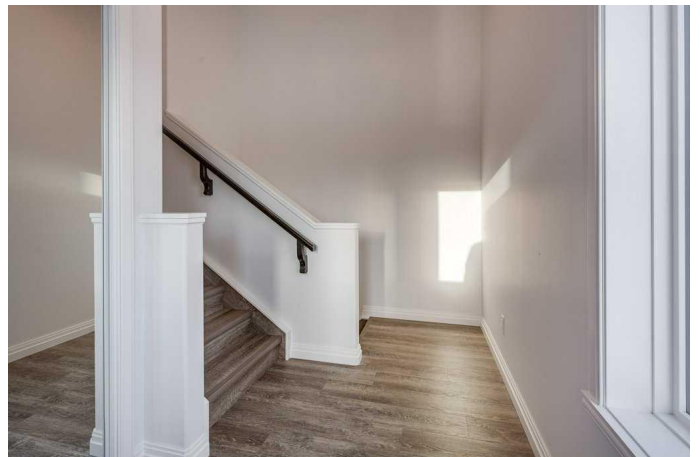
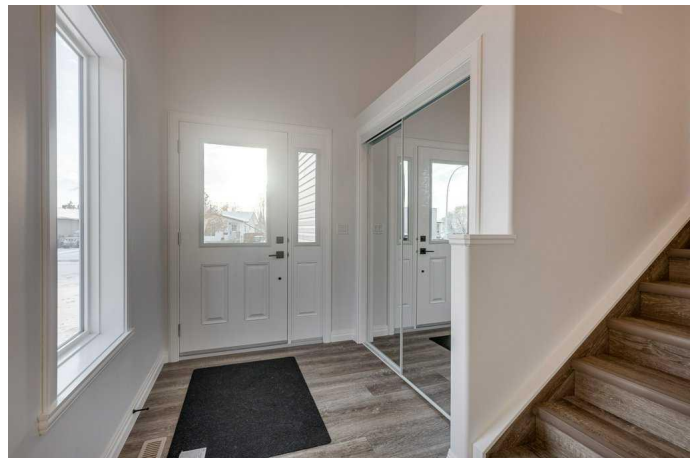
MLS® #A2181247

\$589,900

6 Bedroom, 3.00 Bathroom, 1,392 sqft
Residential on 0.15 Acres

Dodds Lake, Innisfail, Alberta

This brand-new, legally suited duplex is an incredible investment opportunity, located in a prime area within walking distance to Doddâ€™s Lake. With two spacious unitsâ€™ 1,392 sq. ft. on the upper level and 1,355 sq. ft. on the lower levelâ€™ this property offers exceptional revenue potential for investors. Suites are both rented with leases commencing on April 15th for \$2400 up and \$1900 down. Tenants are responsible for their own utilities. Both suites are thoughtfully designed with bright, modern interiors. The kitchens feature white quartz countertops, contrasting grey lower cabinets, eat-up islands, brand new stainless steel appliances, contemporary light fixtures and faucets. Vinyl plank flooring flows throughout the units, creating a cohesive and durable finish. Bathrooms are equally impressive, with beautiful tile backsplashes and white quartz countertops that enhance the modern aesthetic. The upper suite includes three bedrooms, a three-piece ensuite, a four-piece main bathroom, and open-concept living, dining, and kitchen space. It also comes with private laundry and its own utilities for added convenience. A garden door leads out onto an expansive upper deck with beautiful views to the land located to the north. The lower suite mirrors the same high-quality finishes, with three bedrooms, a four-piece bathroom, and an open-concept layout for the kitchen, dining, and living areas. This suite has the added bonus of a patio and walkout access to ground



level, making it both functional and appealing. Each unit is equipped with its own private entrance, as well as ample storage space and off-street parking. With its modern design, excellent location, and revenue-generating potential, this property is a rare find and a fantastic opportunity for investors or homeowners alike.

Built in 2024

Essential Information

MLS® #	A2181247
Price	\$589,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,392
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	5032 59 Street
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0N6

Amenities

Parking Spaces	4
Parking	On Street, None

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
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Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 29th, 2024
Days on Market	126
Zoning	R-1C

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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