

# **\$344,900 - 5507 52 Avenue close, Innisfail**

MLS® #A2194607

**\$344,900**

4 Bedroom, 3.00 Bathroom, 1,083 sqft

Residential on 0.06 Acres

Dodds Lake, Innisfail, Alberta

Charming Bungalow-Style 4-Plex units backing onto greenspace, located in a quiet close, and just steps from Doddâ€™s Lake! These custom built homes, have been tenant occupied since being a new build. These properties present as an excellent investment opportunity, and are currently all tenant occupied, but with the fully developed floor plan offering 4 bedrooms, and 3 full bathrooms, they also make a great spot to raise your family. The single attached garage, off street parking, and fenced yards are also an added bonus. Some of the additional key features include a lovely gas fireplace, with stone surround, glass railing around the open staircase, unique drywall cutouts making the kitchen flow nicely into the living room. The two bedrooms upstairs are generous in size, the primary has a large walk in closet connecting to the full ensuite. Ample storage throughout the main, but the lower level is a great space to live and store all your extras. Additional 2 large bedrooms and full bathroom downstairs. There is a great family room area, separate laundry room complete with a sink, and a huge storage room that some of the current tenants have set up as a home gym area! Location, affordable pricing, professionally finished throughout, unique features, you will not want to miss this opportunity!

Built in 2014



## Essential Information

MLS® #	A2194607
Price	\$344,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,083
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	5507 52 Avenue
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A1

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Rain Gutters
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	54
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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