

# \$170,000 - 103, 4612 50 Avenue, Innisfail

MLS® #A2221293

**\$170,000**

1 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.03 Acres

Downtown Innisfail, Innisfail, Alberta

Investment or retirement, you choose. Main floor condo. Small friendly building with underground parking plus an outside powered stall just off your deck. Condo fees are low and covers most of the utilities. Close to the hospital and downtown with all your amenities.

Large 5'5x18' deck with gas hookup, built in storage unit. and plumbed for A/C. Small pets allowed with Board approval. Please note pictures are from when unit was vacant.

Built in 2004

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2221293         |
| Price          | \$170,000        |
| Bedrooms       | 1                |
| Bathrooms      | 1.00             |
| Full Baths     | 1                |
| Square Footage | 705              |
| Acres          | 0.03             |
| Year Built     | 2004             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103, 4612 50 Avenue |
| Subdivision | Downtown Innisfail  |



|             |                 |
|-------------|-----------------|
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1M9         |

### **Amenities**

|                |                    |
|----------------|--------------------|
| Amenities      | Elevator(s)        |
| Parking Spaces | 2                  |
| Parking        | Stall, Underground |

### **Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None, Rough-In                                                                     |
| # of Stories      | 3                                                                                  |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
| Roof              | Asphalt                        |
| Construction      | Stucco                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | R-3             |

### **Listing Details**

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Red Key Realty & Property Management |
|----------------|--------------------------------------|

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