

# \$449,900 - 3411 51a Avenue, Innisfail

MLS® #A2235798

**\$449,900**

6 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.16 Acres

Southwest Innisfail, Innisfail, Alberta

This treasure found on a quiet street in the central AB town of Innisfail gives you a taste of country living but all the privileges of town life. A 4-level split with 6 bedrooms, 3 baths within 2,278 sq. ft. of living space and an outstanding location should attract your attention. A wide welcoming south-east entrance with patio is the ideal morning coffee location. From the ample foyer a sunken living room is to your right features gorgeous hardwood flooring (installed in 2025) and a ton of natural light. A gas fireplace with surrounding built-ins makes for cozy winter evenings. Up one step is the kitchen/dining area with lighter plank flooring which contrasts beautifully with the warm brown shaker-style full-height cabinets. The chef kitchen is a picture of sleek efficiency with quartz countertops and backsplash to match; white appliances; built-in microwave and oven; deep farmhouse, apron sink and an island/breakfast bar with electric cooktop and overhead fan. The dining area is large enough to provide comfortable entertainment space and leads to the backyard patio for further space. The next level up, also with hardwood flooring, presents the generous-sized primary bedroom, with 3-pc. ensuite. Two additional bedrooms, both with fair-sized closets, share the main 4-pc. bath. Downstairs is fully finished and encompasses 2 bedrooms, a laundry/storage area and 3-pc. bath. The home's second entrance is situated on this level. Down one more floor, also fully developed and carpeted, is a rec room with a



charming wood-burning fireplace and one more bedroom. Storage space can be accessed from both the rec room and the bedroom. The furnace is brand 2025 new. A back patio is railed and covered and offers protection from the elements while still enjoying nature. Mature trees and extra seating in the fenced backyard supply a great family gathering spot. Your vehicle and parking needs are covered by a heated double detached garage and a plus-sized parking pad accessible from the back lane. The location is prime as Innisfail falls in the Edmonton-Calgary corridor; is close to QE2; Highway 54; 50th Street - the main street providing shopping and restaurants; Innisfail Health Centre; Twin Arena and Playground; schools; golfing; the Aquatic Centre and dog parks. Perfect for a growing family that wants to experience small town living yet still enjoy city amenities. Call for your showing today.

Built in 1978

### **Essential Information**

MLS® #	A2235798
Price	\$449,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	3411 51a Avenue
Subdivision	Southwest Innisfail

City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1H4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, On Street
# of Garages	2

### Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 1st, 2025
Days on Market	66
Zoning	R-1B

### Listing Details

Listing Office	Comox Realty
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