

# \$260,000 - 5308 36a Street, Innisfail

MLS® #A2202176

**\$260,000**

3 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.07 Acres

NONE, Innisfail, Alberta

Fantastic opportunity to own a 1/2 duplex â€“ buy one side or both! This 2-storey home features 3 spacious bedrooms and a full bath upstairs. The main floor offers a cozy living room, kitchen, and a convenient half bath. Newer laminate installed on main and upper floor. Laundry is located in the basement. Enjoy outdoor living with patio doors leading to a back deck , and newer fence all around for added privacy. The property also includes a parking pad and newer windows on the main floor. Shingles were replaced in 2017, and the furnace and hot water tank are inspected annually for peace of mind. The other side of the duplex is also listed for sale, offering even more potential MLS# A2201817

Built in 1977

## Essential Information

MLS® #	A2202176
Price	\$260,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,244
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached



Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	5308 36a Street
Subdivision	NONE
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1G6

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	49
Zoning	R-2

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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