

# \$525,000 - 5306 & 5308 36a Street, Innisfail

MLS® #A2204475

**\$525,000**

0 Bedroom, 0.00 Bathroom, 2,488 sqft

Multi-Family on 0.08 Acres

Margodt, Innisfail, Alberta

**\*\*Fantastic opportunity to own this full duplex, each side offering a spacious two-storey layout! Both sides feature 3 bedrooms and 2 bathrooms, with fully fenced, large backyards â€“ perfect for families or pets. Enjoy easy access to the outdoors with patio doors leading to the deck from the living areas. The property also includes a parking pad out front for added convenience.**

Recent updates include new windows on one side and some replacement windows on the other. Both furnaces and hot water tanks are inspected annually, ensuring peace of mind for the new owner. This is a great investment opportunity and an ideal home! Each side is also listed separately MLS#A2202176 and MLS#A2201817

Built in 1977

## Essential Information

MLS® #	A2204475
Price	\$525,000
Bathrooms	0.00
Square Footage	2,488
Acres	0.08
Year Built	1977
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side



Status	Active
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## Community Information

Address	5306 & 5308 36a Street
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1G6

## Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

## Interior

Appliances	Dryer, Refrigerator, Stove(s), Washer
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	41
Zoning	R-2

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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