

# \$339,900 - 4466 54a Avenue crescent, Innisfail

MLS® #A2229404

**\$339,900**

3 Bedroom, 4.00 Bathroom, 1,378 sqft

Residential on 0.12 Acres

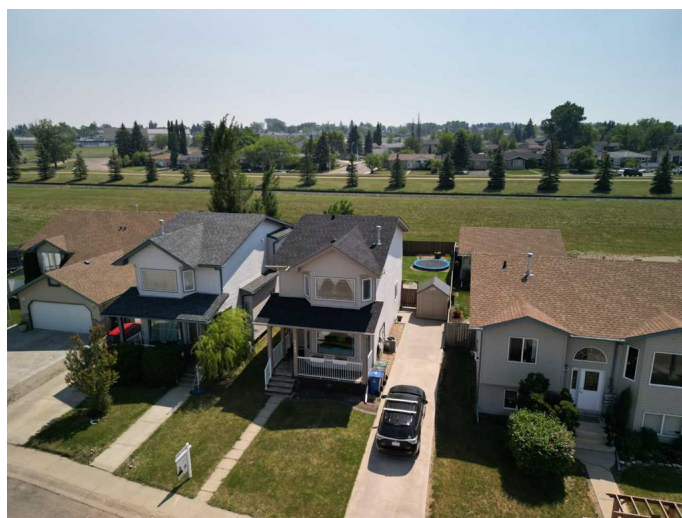
Westpark Innisfail, Innisfail, Alberta

Great Westpark starter! This bright 2 storey offers 3 bedrooms, 4 bathrooms and a fully finished basement - plenty of space for a growing family. Big ticket items are looked after with new shingles (2024), newer hot-water tank and A/C rough in already in place. The main floor features an open living room, handy powder room; upstairs you'll find all three bedrooms (super spacious primary!), a full dual access bathroom and private ensuite. The lower level adds a large rec room, another full bath and storage! Outside, enjoy a fenced yard with beautiful stamped concrete space ready for summer hangouts. Family friendly Westpark location with playgrounds steps away and St. Marguerite Bourgeys Catholic (Pre K-9), École John Wilson Elementary (Pre K-4), Innisfail Middle (5-8) & Innisfail High (9-12) just across the tracks, and parks, Dodd's Lake, and the Innisfail Health Centre minutes away!

Built in 2000

## Essential Information

MLS® #	A2229404
Price	\$339,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,378



Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4466 54a Avenue crescent
Subdivision	Westpark Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1X8

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Lawn, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	5
Zoning	R2

### **Listing Details**

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