

# \$354,900 - 3804 52a Avenue, Innisfail

MLS® #A2236461

**\$354,900**

3 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.15 Acres

Margodt, Innisfail, Alberta

Welcome to this beautifully maintained 4-level split, offering an expansive and versatile layout perfect for families or entertaining. With 3 generously sized bedrooms all located on the upper level and 3 bathrooms, there's room for everyone to spread out in comfort. Step inside and be greeted by a spacious floor plan that flows effortlessly. The kitchen and dining area open up to a large new deck, overlooking a stunning, treed backyard oasis—ideal for summer BBQs, gardening, or just enjoying your morning coffee in peace. The lower level family room is anchored by a cozy wood-burning fireplace—a perfect spot to unwind on cooler evenings. The lower level also provides walk-up access to the backyard.

The fourth level is unfinished and ready for your personal touch. Parking is a breeze with an oversized driveway and a double garage, giving you all the space you need for vehicles, toys, or a home workshop. Recent Updates within the past 5 years include; updated flooring, newly installed eavestroughs for improved drainage, efficient and reliable furnace, durable, freshly resurfaced asphalt driveway—oversized for extra parking and a new dishwasher. This home is full of warmth, charm, and functionality—ready for your next chapter.

Built in 1978

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2236461      |
| Price          | \$354,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,138         |
| Acres          | 0.15          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3804 52a Avenue |
| Subdivision | Margodt         |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G1G8          |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Asphalt, Double Garage Detached, Driveway, RV Access/Parking |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Separate Entrance                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                 |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished, Walk-Up To Grade              |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Wood Siding                                 |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 5              |
| Zoning         | R-1B           |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.