

\$1,299,900 - 5139 48th Street, Innisfail

MLS® #A2265569

\$1,299,900

0 Bedroom, 0.00 Bathroom, 3,968 sqft

Multi-Family on 0.00 Acres

Central Innisfail, Innisfail, Alberta

This exceptional BRAND NEW 4-plex offers a rare chance to own a turnkey multi-family property in the heart of Innisfail. With a total of 3,968 sq. ft. above grade and an additional 1,736 sq. ft. below grade, the property combines style and functionality throughout. Each of the four units provides 1,426 sq. ft. of finished living space with a bright open-concept main floor featuring custom cabinetry, a large center island, granite countertops, and a convenient two-piece bathroom. Upstairs, both bedrooms are generously sized and include their own private four-piece ensuites, while the fully finished basement adds even more living space with a family room, an additional bedroom, laundry complete with washer and dryer and a full bathroom. In total, every unit offers three bedrooms and three and a half bathrooms, designed to meet the needs of modern living. The property is centrally located close to downtown and only one block from the town's schools, making it highly desirable for families and long-term tenants. The exterior is landscaped and includes parking pads for each unit, creating a low-maintenance and well-planned development. With 5,704 sq. ft. of total finished living space across all four units, this brand new build with Certified New Home Warranty is an outstanding opportunity for investors or owner-occupiers in one of Alberta's growing communities. Based on a market rent of \$2000 per month (per unit) your gross cap rate would be 7.4% and



combined with a 10 year new home warranty
make for a worry free investment.

Built in 2025

Essential Information

MLS® #	A2265569
Price	\$1,299,900
Bathrooms	0.00
Square Footage	3,968
Acres	0.00
Year Built	2025
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Active

Community Information

Address	5139 48th Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1M2

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
-------------------	------

Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	R-3

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.