

# \$579,900 - 4231 63 Avenue, Innisfail

MLS® #A2196333

**\$579,900**

3 Bedroom, 3.00 Bathroom, 2,201 sqft

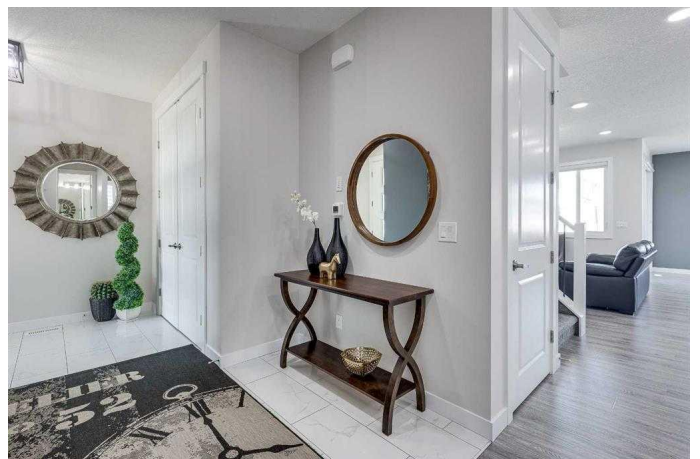
Residential on 0.13 Acres

Bella Vista, Innisfail, Alberta

**\*\*Dream Home Alert! Your Perfect Escape Awaits!\*\*** Step into luxury with this never lived in ShowHome, meticulously upgraded to offer you the perfect blend of style and comfort. Featuring soaring 9' ceilings and a heated triple-car garage, this home is designed for both functionality and elegance. As you enter, be greeted by a spacious tiled foyer, a versatile front flex room, and a convenient 2-piece bathroom. The heart of the home boasts a wide-open kitchen and living area that is an entertainer's paradise! The oversized quartz island provides ample seating for friends and family, while the formal dining room adds a touch of sophistication for those special gatherings. Venture upstairs to discover a cozy bonus room, perfect for movie nights, and a primary bedroom that offers a serene retreat with walk-in closets and a luxurious 5-piece ensuite. This level also features two additional spacious bedrooms, a stylish 4-piece bathroom, and a large laundry room for added convenience. The basement is a blank canvas, ready for your creative ideas, complete with large windows and rough-ins for a future bathroom. Don't miss out on this incredible opportunity—schedule your private viewing today and start envisioning your life in this beautiful home!

Built in 2019

## Essential Information



MLS® #	A2196333
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,201
Acres	0.13
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4231 63 Avenue
Subdivision	Bella Vista
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0P1

### **Amenities**

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Faces Front, Paved, Side By Side, Triple Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Window Coverings, Microwave Hood Fan, Stove(s)
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting, Front Yard
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 21st, 2025
Days on Market	122
Zoning	RD

**Listing Details**

Listing Office	CIR Realty
----------------	------------

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.