

# \$140,000 - 4, 4607 46 Street, Innisfail

MLS® #A2213093

**\$140,000**

2 Bedroom, 1.00 Bathroom, 470 sqft

Residential on 0.00 Acres

Downtown Innisfail, Innisfail, Alberta

Welcome to 4607 D 46 Street in Innisfail, a charming bi-level condo offering 843 sq. ft. of comfortable living space. Perfect for first-time buyers, downsizers, or anyone looking for an easy, low-maintenance lifestyle, this home features a bright and inviting living room with plenty of natural light, thanks to the west-facing windows. The south-facing balcony provides a wonderful spot to soak in the sun, whether you're enjoying a quiet morning coffee or unwinding after a busy day.

The condo includes two spacious bedrooms, offering plenty of room for a home office, guest room, or a peaceful retreat. The full bathroom is clean and functional, and the kitchen is perfect for preparing meals, with ample counter space and a cozy dining area to enjoy your meals. With low condo fees of just \$350/month, this unit covers all the essentials like snow removal, water, and common area maintenance, making it a truly hassle-free living experience.

Located just five minutes from downtown Innisfail, this condo offers easy access to local shops, schools, and parks. It's a fantastic opportunity for those who want to enjoy small-town living with quick access to the amenities of Red Deer, just 20 minutes away.

This unit is move-in ready and waiting for you to make it your own. Whether you're looking to start a new chapter in life or just need a



low-maintenance place to call home, this home offers both comfort and convenience at an affordable price.

Ready to see it for yourself?

Built in 2002

**Essential Information**

MLS® #	A2213093
Price	\$140,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	470
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level, Side by Side
Status	Active

**Community Information**

Address	4, 4607 46 Street
Subdivision	Downtown Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1X9

**Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall, Plug-In

**Interior**

Interior Features	Kitchen Island, No Animal Home, Storage, Laminate Counters, Master Downstairs
Appliances	Dryer, Range Hood, Refrigerator, Washer, Electric Range

Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Subdivided
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	78
Zoning	R3

## Listing Details

Listing Office	Real Broker
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