

# **\$437,000 - 5043 56 Street, Innisfail**

MLS® #A2262567

**\$437,000**

4 Bedroom, 4.00 Bathroom, 1,632 sqft

Residential on 0.09 Acres

Dodds Lake, Innisfail, Alberta

Up/Down suite with walk-out basement! Lots of opportunities here, with upstairs unit having 3 bedrooms; the primary bedroom is on the main floor & 2 large bedrooms upstairs with 4 piece bathroom and Bonus Room area! Vinyl plank flooring is throughout the entire unit, high ceilings creating nice open concept, subway tile backsplash in kitchen and large center island with storage. There is a coffee bar area, main floor laundry and hot water on demand in the utility room. The Primary has a walk-through closet to a spacious 3 piece ensuite. The outside deck is huge and captures morning & afternoon sun. Front attached single garage ensures your vehicle stays snow-free in the winter months and ICF block foundation keeps everything inside warm and toasty! Basement unit has large primary bedroom with walk-in closet and 4 piece bathroom close by. There is an office/den, corner pantry and quartz counters in the kitchen with large island and vinyl plank flooring. Ceilings are nice & high, big windows throughout and infloor heat ensures all the warmth you need. Washer & dryer are in utility room and there's a large cement patio outside to enjoy. Yard is partially fenced with 2 parking spaces out back. Balance of New Home Warranty remains for peace of mind. Great location, close to Dodds Lake, downtown amenities and all that the Town of Innisfail has to offer!

Built in 2019



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262567      |
| Price          | \$437,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,632         |
| Acres          | 0.09          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5043 56 Street  |
| Subdivision | Dodds Lake      |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1P3         |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 1                                                                   |
| Parking        | Alley Access, Garage Door Opener, On Street, Single Garage Attached |
| # of Garages   | 1                                                                   |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                                |
| Heating           | In Floor, Forced Air                                                                                       |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Suite, Walk-Out                                                                                      |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance, Storage |
|-------------------|---------------------------|

|                 |                                               |
|-----------------|-----------------------------------------------|
| Lot Description | Back Lane, Back Yard, Street Lighting         |
| Roof            | Asphalt Shingle                               |
| Construction    | Vinyl Siding, ICFs (Insulated Concrete Forms) |
| Foundation      | ICF Block                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 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.