

# \$189,900 - 4527 47 Street, Innisfail

MLS® #A2224675

**\$189,900**

2 Bedroom, 1.00 Bathroom, 871 sqft

Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

Check out this excellent value in a 2-bedroom, 1-bath townhouse, perfect for first-time buyers or investors looking to add to their portfolio. The townhouse features an updated and bright kitchen the moment you walk in, with a spacious dining/living room. This unit has a private, fully fenced backyard—ideal for relaxing or entertaining. Upstairs, you'll find two generous-sized bedrooms and a 4-piece bathroom. This unit comes with 2 parking spaces directly in front of the townhouse, providing added convenience. Plus, it's just around the corner from shopping and amenities in Innisfail, with easy access to Highway 2 for quick in-and-out travel.

Built in 1980

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2224675      |
| Price          | \$189,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 871           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4527 47 Street    |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 1P5           |

## Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Yard                                |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Concrete, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 17             |
| Zoning         | R3             |

## Listing Details

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

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