

# \$385,000 - 5533 52 Avenue close, Innisfail

MLS® #A2220396

**\$385,000**

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.12 Acres

Dodds Lake, Innisfail, Alberta

Welcome to this beautifully maintained and move-in-ready triplex, perfectly positioned to combine comfort, style, and convenience. Backing onto a serene green area, this home offers peaceful views and added privacy rarely found in similar properties. Step inside to an open-concept main floor, thoughtfully designed for modern living. The spacious living room features a cozy gas fireplace, ideal for chilly evenings, while the granite-topped island anchors a well-appointed kitchen – perfect for entertaining or casual family meals. With 2 bedrooms upstairs and 2 additional bedrooms downstairs, this layout provides excellent flexibility for families, guests, or a home office setup. There are 3 full bathrooms, including a private ensuite in the primary bedroom for your convenience. The fully finished lower level adds valuable living space, while outside, you’ll find a fully fenced yard, rear deck, and a firepit area – ideal for summer evenings and weekend gatherings. Additional highlights include fresh paint throughout, a single attached garage, main floor laundry, ample storage, and easy access to nearby parks, walking trails and lake access. This is the perfect home for those seeking space, comfort, and a connection to nature, all within a low-maintenance lifestyle.

Built in 2013

## Essential Information



MLS® #	A2220396
Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,246
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	5533 52 Avenue
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A1

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Rain Gutters
Lot Description	Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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