

# \$350,000 - 4906 53 Ave Close, Innisfail

MLS® #A2226771

## \$350,000

3 Bedroom, 2.00 Bathroom, 1,088 sqft  
Residential on 0.14 Acres

Madison Park, Innisfail, Alberta

This 3 Bedroom, 2 Bathroom half duplex bungalow offers the ultimate in main level living – designed for comfort, convenience, and the freedom to enjoy life on your terms. With everything you need on one floor, including Laundry and the Primary Bedroom, daily routines become easier and more accessible. Add in a thoughtful layout, low-maintenance features, and a quiet location near trails and lakes, and you’ve got the perfect home base for your next chapter. This is downsizing done right, with no compromise on space or lifestyle.

The main floor flows effortlessly, starting with a bright and inviting Living Room and a functional Kitchen featuring ample cabinet space, a double-door pantry, and a passthrough that connects to the Living Room for easy entertaining. The attached Dining Nook leads into a charming seasonal Sun Room – the perfect place to enjoy a slow morning with your coffee or relax in the afternoon sun. From there, step out onto the rear Deck and take in the peaceful surroundings of your private backyard with no rear neighbours and mature landscaping that adds natural beauty and privacy.

Two Bedrooms on the main level include a spacious Primary Suite with double closets, plus a second Bedroom ideal for guests, an office, or creative space. The 4-piece main Bath includes a tub/shower combo and



Laundry, offering complete main floor functionality – ideal for aging in place or simply enjoying a more manageable lifestyle.

Downstairs, the fully finished lower level provides even more space and versatility. A large Rec Room offers plenty of room for hobbies, games, or movie nights, while a third Bedroom with its own 3-piece Ensuite gives guests or family members their own private space. With an abundance of storage throughout, there’s room to keep the things that matter most.

Outside, enjoy a manageable yard that still offers privacy and room to garden or unwind. A storage shed keeps tools tucked away, and mature trees and shrubs add charm and shade. No rear neighbours means added tranquility and a true sense of space.

Located on a quiet close near Napoleon Lake, Centennial Park, Dodd’s Lake, and walking trails, staying active and connected to nature is easy. Quick access to Lakewood Drive and 50th Street puts everyday essentials just minutes away.

You’re not giving anything up – you’re gaining ease, freedom, and the space to live life your way. The best years truly start here.

Built in 1994

## **Essential Information**

MLS® #	A2226771
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088

Acres	0.14
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4906 53 Ave Close
Subdivision	Madison Park
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1W1

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	13

Zoning

R-2

## **Listing Details**

Listing Office

RE/MAX real estate central alberta

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