

\$360,000 - 4011 53 Avenue, Innisfail

MLS® #A2269656

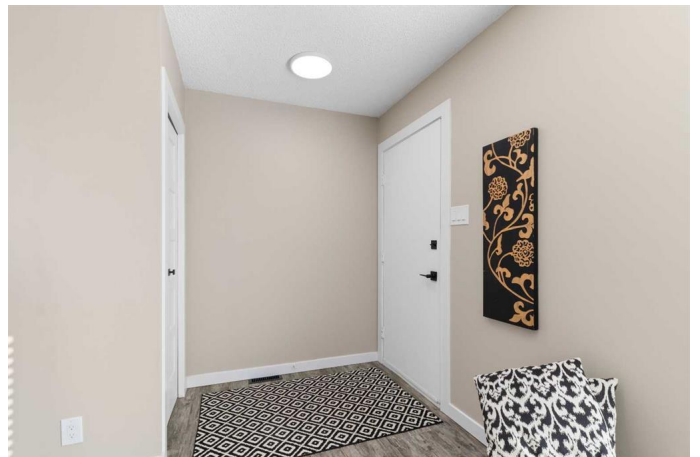
\$360,000

4 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.15 Acres

Southwest Innisfail, Innisfail, Alberta

This newly renovated efficient bungalow is ready for a new owner. The main floor has just had extensive renovations. New vinyl flooring, new interior doors and trim, and new LED lighting. Kitchen countertops have been replaced, new microwave installed and cabinets repainted. Dishwasher is a Jenn Air and is whisper quiet. All bedroom windows and one window in the kitchen are new with new cordless blinds as well. The main floor bathroom has also just been renovated with new flooring back splash tile and new vanity. There is a separate laundry space just off the kitchen. This home has a large fully fenced yard with a double paved parking pad and rear laneway access. There is a good sized storage shed in the back yard with concrete ramp. The attached deck off the kitchen patio has been rebuilt with treated lumber. There is a separate door off the deck that gives private access to the basement. The basement is currently rented out for \$985 a month with utilities included. The basement area has one bedroom one four piece bathroom a living and dining room space and a separate laundry and storage area. The shingles on the home were just replaced and fascia as well. New eavestrough are scheduled to be installed. Seller is also bringing in new additional insulation to be blown in for the attic space. Furnace is newer and hot water tank is brand new as well. Pick your upstairs tenant and set your rent where you want it. This a great investment opportunity you could move into



the upstairs space and keep the basement rented out.

Built in 1978

Essential Information

MLS® #	A2269656
Price	\$360,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	985
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4011 53 Avenue
Subdivision	Southwest Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1G3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	4
Zoning	R1B

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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