

\$260,000 - 5308 36a Street, Innisfail

MLS® #A2202176

\$260,000

3 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.07 Acres

NONE, Innisfail, Alberta

Fantastic opportunity to own a 1/2 duplex â€“ buy one side or both! This 2-storey home features 3 spacious bedrooms and a full bath upstairs. The main floor offers a cozy living room, kitchen, and a convenient half bath. Newer laminate installed on main and upper floor. Laundry is located in the basement. Enjoy outdoor living with patio doors leading to a back deck , and newer fence all around for added privacy. The property also includes a parking pad and newer windows on the main floor. Shingles were replaced in 2017, and the furnace and hot water tank are inspected annually for peace of mind. The other side of the duplex is also listed for sale, offering even more potential MLS# A2201817

Built in 1977

Essential Information

MLS® #	A2202176
Price	\$260,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,244
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached



Style	2 Storey, Side by Side
Status	Active

Community Information

Address	5308 36a Street
Subdivision	NONE
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1G6

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Days on Market	51
Zoning	R-2

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

