

# \$397,900 - 4426 47 Avenue close, Innisfail

MLS® #A2224111

**\$397,900**

4 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.05 Acres

Sun Ridge Estates, Innisfail, Alberta

Welcome to a desirable adult community in Innisfail! This beautifully maintained half-duplex offers comfort, convenience, and style, featuring an attached garage and a bright, open-concept main floor designed for easy living and entertaining. Featuring 3 Bedrooms & 2 FULL Bathrooms. The spacious kitchen includes an island ideal for meal prep or casual dining, abundant cupboard space, and a stylish tiled backsplash. Enjoy the convenience of main floor laundry, and retreat to the generously sized primary bedroom, complete with a walk-in closet and jack-jill door access to a luxurious 4-piece bathroom featuring a soaker tub and separate stand-up shower. A versatile front den provides the perfect space for a home office or additional bedroom. This thoughtfully designed layout offers plenty of storage throughout.

Downstairs, you'll find a massive family room, two additional bedrooms, a full 4-piece bathroom, and a dedicated storage or craft room. In-floor heating and a furnace ensure cozy comfort. Step outside to your two-tiered west-facing deck, perfect for relaxing and enjoying those long summer evenings.

This move-in-ready gem is nestled in a quiet, welcoming neighborhoodâ€”donâ€™t miss your opportunity to call it home!

Built in 2007



## Essential Information

MLS® #	A2224111
Price	\$397,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.05
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	4426 47 Avenue close
Subdivision	Sun Ridge Estates
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1Y2

## Amenities

Parking Spaces	1
Parking	Alley Access, Concrete Driveway, Garage Door Opener, Insulated, Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	25
Zoning	R2

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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