# \$370,000 - 5531 52 Avenueclose, Innisfail

MLS® #A2232931

## \$370,000

4 Bedroom, 3.00 Bathroom, 1,201 sqft Residential on 0.09 Acres

Dodds Lake, Innisfail, Alberta

Move-in ready and beautifully maintained middle-unit townhome featuring 4 bedrooms (2 up, 2 down) and 3 full bathrooms. This fully finished home offers an open-concept floor plan, main floor laundry, and a rear deck overlooking a private, treed green space.

Located within walking distance to Dodd's Lake, this property offers the perfect blend of nature, convenience, and low-maintenance living. The fully fenced backyard provides privacy and securityâ€"ideal for children, pets, or entertaining. The finished basement includes two additional bedrooms, a full bath, and a spacious family room.

Additional features: Quiet location backing onto mature trees. Rear deck with private views. Fully fenced yard. Open concept main floor with laundry. Some fresh new paint. Attached single garage.

Built in 2013

#### **Essential Information**

MLS® # A2232931 Price \$370,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,201







Acres 0.09 Year Built 2013

Residential Type

Sub-Type Row/Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 5531 52 Avenueclose

Subdivision **Dodds Lake** 

City Innisfail

County **Red Deer County** 

**Province** Alberta Postal Code T4G 0A1

## **Amenities**

**Parking Spaces** 1

**Parking** Concrete Driveway, Single Garage Attached

# of Garages 1

#### Interior

**Interior Features** Ceiling Fan(s), Closet Organizers, Vinyl Windows, Laminate Counters,

Pantry, Sump Pump(s), Walk-In Closet(s)

**Appliances** Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes 1

# of Fireplaces

**Fireplaces** Gas, Living Room, Mantle

Has Basement Yes Basement Full

#### **Exterior**

**Exterior Features** Rain Gutters

Lot Description Backs on to Park/Green Space, Back Yard, Low Maintenance

Landscape, No Neighbours Behind

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame Foundation Poured Concrete

## **Additional Information**

Date Listed June 19th, 2025

Days on Market 138 Zoning R2

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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