\$219,000 - 5302 36a Street, Innisfail

MLS® #A2254536

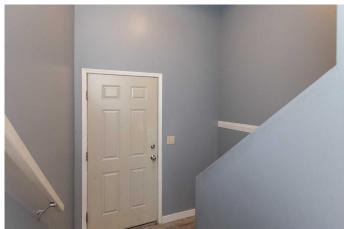
\$219,000

3 Bedroom, 2.00 Bathroom, 608 sqft Residential on 0.09 Acres

South Innisfail, Innisfail, Alberta

This cute bi-level half duplex has such a welcoming feel the moment you walk in, thanks to the abundance of natural light that fills the space. On the main floor, you'II find a comfortable living/family room that's perfect for relaxing, a bright kitchen complete with a handy pantry, and both a dining area and a breakfast nookâ€"lots of room for family meals or catching up with friends over coffee. The main floor also has the convenience of laundry and a half bathroom. Off the kitchen and dining area, you can step right out onto a great back deck that overlooks the yardâ€"perfect for summer barbecues, entertaining, or just kicking back in the evenings. Head downstairs and you'II discover three cozy bedrooms, a full 4-piece bathroom, and the utility room. It's a great setup for families, guests, or even creating a private space for teenagers. Over the years, the home has seen some nice updates, including fresh paint, newer flooring and baseboards, a newer back door off the kitchen, as well as a newer washer and dryer. The roof is roughly 10 years old, and the hot water tank is about 7 years old, so the big-ticket items have already been taken care of. One of the best parts of this property is the locationâ€"it's tucked into a great neighbourhood, super close to Raspberry Park and within walking distance to schools. Whether you're starting out, downsizing, or looking for a solid family home, this half duplex is move-in ready and has so much to







offer.

Built in 1992

Essential Information

MLS® # A2254536 Price \$219,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1
Square Footage 608

Acres 0.09
Year Built 1992

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

Community Information

Address 5302 36a Street Subdivision South Innisfail

City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G 1G6

Amenities

Parking Spaces 2

Parking Parking Pad, Gravel Driveway, Off Street, On Street, Outside

Interior

Interior Features Laminate Counters, Pantry, Storage, Master Downstairs, See Remarks

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Storage

Lot Description Back Yard, Corner Lot, Low Maintenance Landscape, Lawn, Street

Lighting

Roof Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed September 8th, 2025

Days on Market 54
Zoning R-2

Listing Details

Listing Office RE/MAX real estate central alberta

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