

# \$385,000 - 5529 52 Avenue close, Innisfail

MLS® #A2232965

**\$385,000**

4 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.09 Acres

Dodds Lake, Innisfail, Alberta

Well-maintained and fully finished, this spacious end-unit townhome offers comfort, functionality, and a great location—just a short walk to Dodd’s Lake! With 4 bedrooms (2 up, 2 down), 3 full bathrooms, and main floor laundry, this home is perfect for families, downsizers, or investors.

The bright, open-concept main floor features a cozy gas fireplace, a generous living and dining area, and a large kitchen with ample storage. A spacious foyer welcomes you inside, while the attached single garage offers convenience and extra storage space.

Enjoy outdoor living with a fenced backyard that backs onto mature trees, offering privacy and a peaceful setting. The fully developed basement is a great place for your guests or children to sleep and play in the large family room!

Highlights include: End-unit with extra natural light. 4 bedrooms, 3 bathrooms. Finished up and down. Gas fireplace in the living room. Open floor plan with spacious kitchen. Large entryway/foyer. Single attached garage. Fully fenced rear yard. Lovely private setting!

Built in 2013

## Essential Information

MLS® #

A2232965



|                |               |
|----------------|---------------|
| Price          | \$385,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,191         |
| Acres          | 0.09          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5529 52 Avenue  |
| 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 | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Sump Pump(s), Vinyl Windows, 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                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle                                                                                            |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Rain Gutters                                             |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, 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 | 7               |
| Zoning         | R2              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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