

\$380,000 - 5517 52 Avenue close, Innisfail

MLS® #A2251133

\$380,000

1 Bedroom, 2.00 Bathroom, 1,297 sqft
Residential on 0.06 Acres

Dodds Lake, Innisfail, Alberta

Welcome to this well-maintained 1-bedroom, 2-bathroom, bungalow style half duplex, perfectly situated on a quiet close and backing onto a beautiful treed area for added privacy and serenity.

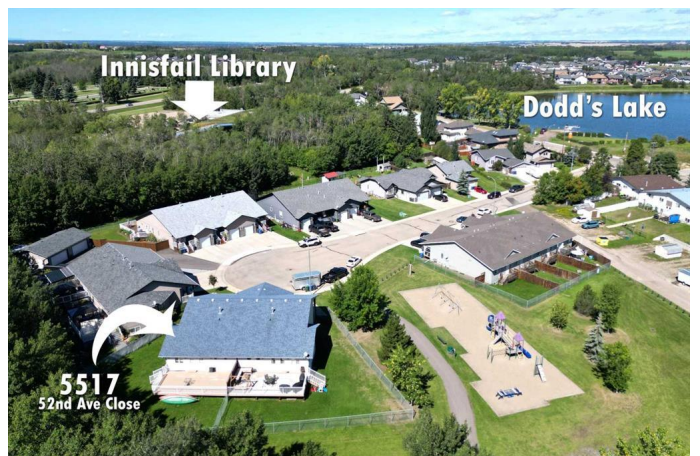
Step inside to discover a bright and spacious open-concept layout featuring rich hardwood floors, a generous living area, and a functional kitchen with plenty of cabinetry and natural light. The huge primary bedroom is a true retreat, complete with a large walk-in closet and a private 3-piece ensuite.

Enjoy your morning coffee on the covered front deck, or relax on the rear deck overlooking the peaceful, tree-lined yard. The backyard offers excellent privacy, is partially fenced with a rear fence, and is perfect for outdoor enjoyment.

The basement is unfinished and ready for your personal touch—create additional bedrooms, a rec room, or a home office—the possibilities are endless!

Additional features include a second full bathroom on the main floor, an attached single garage, and a quiet, desirable location just minutes from nature trails and amenities.

Whether you're downsizing, purchasing your first home, or investing, this property offers space, comfort, and the potential to grow.



Built in 2008

Essential Information

MLS® #	A2251133
Price	\$380,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,297
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	5517 52 Avenue
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	6
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
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