# \$480,000 - 4515 45a Streetclose, Innisfail

MLS® #A2225957

## \$480,000

4 Bedroom, 3.00 Bathroom, 1,445 sqft Residential on 0.13 Acres

Eastgate, Innisfail, Alberta

Welcome to this stunning, fully developed custom-built bungalow offering exceptional craftsmanship, thoughtful design, and all the space your family needsâ€"inside and out. Situated in a quiet close, this home is a perfect blend of elegance, functionality, and low-maintenance living.

From the moment you arrive, you'II appreciate the curb appeal and the convenience of the attached double garage, that has a gas line plumbed to it. Step inside to a bright, open-concept main floor featuring soaring 9-foot ceilings, an abundance of natural light, and timeless finishes throughout including hard surface flooring.

The spacious kitchen flows effortlessly into the dining and living areasâ€"ideal for entertaining. Enjoy the convenience of main floor laundry and a dedicated home office perfect for remote work or hobbies. The gas fireplace upstairs, and operational in floor heat in the basement keep this home cozy year round. With 2 bedrooms up and 2 down, plus the front den which could be used as bedroom #5, this layout is ideal for families or guests. The primary suite includes a well-appointed ensuite and plenty of closet space in the walk in closet.

Downstairs, the expansive family room offers ample space for a full-sized pool table, home theatre, or games areaâ€"an entertainer's







dream. Two additional bedrooms and a full 4 piece bath complete the lower level.

Step outside to a newly fenced rear yard with a large garden plot, easy-maintenance landscaping, large rear deck, and plenty of space to relax or entertain in the warmer months.

This home is the complete packageâ€"custom finishes, spacious layout, and a thoughtfully designed yard. Move-in ready and built to last!

Built in 2008

#### **Essential Information**

MLS® # A2225957 Price \$480,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,445

Acres 0.13

Year Built 2008

Type Residential

Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 4515 45a Streetclose

Subdivision Eastgate
City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G 0A3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Insulated, Concrete

Driveway

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No

Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s),

Sump Pump(s)

Appliances Dishwasher, Electric Stove, Microwave, 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 Garden, Rain Gutters

Lot Description Landscaped, Lawn, Standard Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 2nd, 2025

Days on Market 155
Zoning R-1C

#### **Listing Details**

Listing Office RE/MAX real estate central alberta

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