

# \$440,000 - 5204 42 Street, Innisfail

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MLS® #A2247943

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.13 Acres

Central Innisfail, Innisfail, Alberta

Step inside this welcoming 4-bedroom, 3-bathroom bi-level and you'll instantly feel at home. The main floor offers three comfortable bedrooms, including a primary suite with its own 3-piece ensuite. A full 4-piece bathroom serves the other bedrooms. The kitchen has a fresh feel with new flooring and a layout that flows right into the bright, open living room — perfect for everyday life and family time. From here, head out to the back deck and lower patio, a great setup for summer BBQs or simply enjoying your morning coffee. The basement gives you even more living space with a cozy family room, the fourth bedroom, a 3-piece bathroom, and a laundry/utility area. There's also plenty of storage plus a partially unfinished section, ready for you to design into whatever you need — maybe a home gym, playroom, or hobby space. Outside, this home has just as much to offer. The double detached garage is perfect for keeping vehicles out of the elements, and there's convenient RV parking right at the end of the corner alley for easy access. The backyard is spacious with two raised garden boxes for growing your own veggies or flowers, and the wiring for a hot tub is already in place if you want to add that luxury. Recent updates include a new roof and siding (2020), furnace (2019) with regular servicing, central A/C (2014), hot water tank (2017), gutter guards, and new sinks in the upstairs bathrooms. With its thoughtful updates, functional layout, and unbeatable



location close to schools, arenas, and parks,  
this home is ready for you to move in and  
make it yours.

Built in 1998

### **Essential Information**

MLS® #	A2247943
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,159
Acres	0.13
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	5204 42 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1K3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Vinyl Windows, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Maintenance Landscape, Street
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 14th, 2025
Days on Market	1
Zoning	R-1C

**Listing Details**

Listing Office	RE/MAX real estate central albe
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