

\$140,000 - 4, 4607 46 Street, Innisfail

MLS® #A2213093

\$140,000

2 Bedroom, 1.00 Bathroom, 470 sqft

Residential on 0.00 Acres

Downtown Innisfail, Innisfail, Alberta

****BACK ON THE MARKET! **Affordable,
Move-In Ready & Sun-Soaked Bi-Level in
Innisfail**

Here's your second chance to scoop up this charming bi-level condo at 4607 D 46 Street in Innisfail. Whether you're a first-time buyer, someone looking to downsize, or simply seeking a low-maintenance lifestyle, this home checks all the right boxes. Offering 843 sq. ft. of bright, functional living space, you'll love the natural light that fills the west-facing living room and the peaceful vibes of your private, south-facing balcony—perfect for morning coffee or winding down after a long day.

Inside, you'll find two generous bedrooms that can easily double as a guest room or home office. The kitchen offers ample counter space and flows into a cozy dining area—ideal for casual meals or catching up with friends. The full bathroom is clean and practical, and the unit also includes in-suite laundry and extra storage.

With low condo fees of just \$350 per month (covering water, snow removal, and common area maintenance), this is truly a worry-free place to call home. Plus, you're just five minutes from downtown Innisfail's shops, schools, and parks—with Red Deer only 20 minutes down the highway.

This home is move-in ready and full of



potentialâ€”don't miss out a second time.
Come see for yourself why this unit is such a
smart and comfortable choice.

Built in 2002

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2213093 |
| Price | \$140,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 470 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 4, 4607 46 Street |
| Subdivision | Downtown Innisfail |
| City | Innisfail |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4G1X9 |

Amenities

| | |
|----------------|---|
| Amenities | Trash, Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Stall, Off Street, Plug-In |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, Storage, Master Downstairs |
| Appliances | Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas, Mid Efficiency |
| Cooling | None |

| | |
|-------------------|--|
| Basement | None |
| Exterior | |
| Exterior Features | Balcony |
| Lot Description | Back Lane, Landscaped, Lawn, Low Maintenance Landscape, City Lot, Subdivided |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 111 |
| Zoning | R3 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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