

# \$224,000 - 302, 4500 45 Avenue, Innisfail

MLS® #A2208694

## \$224,000

2 Bedroom, 2.00 Bathroom, 753 sqft

Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

Visit REALTOR® website for additional information. Welcome to Beverly Cove™ where adult living meets elegance & convenience, with low maintenance allowing for travel. Nestled on a quiet, no-through-traffic street in Innisfail, this bright, clean condo offers a spacious, open floor plan. The kitchen is complete with white appliances & a pantry. Enjoy stunning sunset views from the living room with sliding glass doors to a private balcony, which also offers extra storage space for added convenience. The cozy master suite boasts a private 2-pc ensuite plus a second bed & 4 pc bath & laundry. Perks include a heated underground parking stall, low condo fees, a courtyard & common area perfect for socializing or enjoying peaceful moments. Located just moments from a golf course, a lake, shopping, and parks. This is more than a condo; it's a lifestyle.

Built in 2008

## Essential Information

MLS® #	A2208694
Price	\$224,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	753



Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	302, 4500 45 Avenue
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A3

### **Amenities**

Amenities	Visitor Parking, Recreation Room
Parking Spaces	1
Parking	Parkade, Stall

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	Baseboard, Boiler
Cooling	Wall/Window Unit(s)
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Rain Gutters, Uncovered Courtyard
Lot Description	Landscaped, Lawn, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
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Days on Market	46
Zoning	R3

## **Listing Details**

Listing Office	PG Direct Realty Ltd.
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