

# \$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
<b>Exterior</b>	
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**

Date Listed	April 18th, 2025
Days on Market	113
Zoning	R3

**Listing Details**

Listing Office	Real Broker
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