

# \$315,000 - 4950 53 Avenue, Innisfail

MLS® #A2233783

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft  
Residential on 0.16 Acres

Napoleon Lake, Innisfail, Alberta

Welcome to a beautifully maintained and thoughtfully designed bungalow-style duplex that truly shows Pride of Ownership throughout! Whether you're looking to downsize, buy your first home, or invest in a revenue-generating property, this one checks all the boxes.

Step inside to a bright and functional main floor layout offering everything you need—main floor laundry, a spacious primary bedroom with dual closets, a large 4-piece bath, and an extra den or home office. The kitchen, dining, and living areas flow seamlessly together, creating an open and welcoming atmosphere for daily living and entertaining.

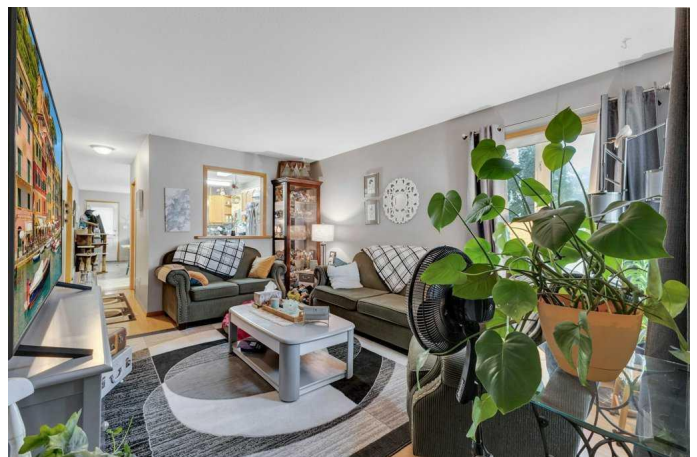
Downstairs you'll find a fully framed basement with a finished 3-piece bathroom, and tons of space to develop additional bedrooms and a large family room to suit your needs.

Enjoy low-maintenance living with a west-facing deck to relax and catch the evening sunsets. Close to parks, walking trails, and nestled in a quiet close, this home offers comfort and convenience.

Built in 1995

## Essential Information

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|                |                        |
|----------------|------------------------|
| Price          | \$315,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,010                  |
| Acres          | 0.16                   |
| Year Built     | 1995                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4950 53 Avenue  |
| Subdivision | Napoleon Lake   |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G1W1          |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached, Driveway |
| # of Garages   | 1                                |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers |
| Appliances        | Dishwasher                        |
| Heating           | Forced Air                        |
| Cooling           | None                              |
| Has Basement      | Yes                               |
| Basement          | Partial, Partially Finished       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Wood            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 56              |
| Zoning         | R2              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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