

\$535,000 - 4515 45a Streetclose, Innisfail

MLS® #A2225957

\$535,000

4 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.13 Acres

Eastgate, Innisfail, Alberta

Welcome to this stunning, fully developed custom-built bungalow offering exceptional craftsmanship, thoughtful design, and all the space your family needsâ€”inside and out. Situated in a quiet close, this home is a perfect blend of elegance, functionality, and low-maintenance living.

From the moment you arrive, youâ€™ll appreciate the curb appeal and the convenience of the attached double garage, that has a gas line plumbed to it. Step inside to a bright, open-concept main floor featuring soaring 9-foot ceilings, an abundance of natural light, and timeless finishes throughout including hard surface flooring.

The spacious kitchen flows effortlessly into the dining and living areasâ€”ideal for entertaining. Enjoy the convenience of main floor laundry and a dedicated home office perfect for remote work or hobbies. The gas fireplace upstairs, and operational in floor heat in the basement keep this home cozy year round. With 2 bedrooms up and 2 down, plus the front den which could be used as bedroom #5, this layout is ideal for families or guests. The primary suite includes a well-appointed ensuite and plenty of closet space in the walk in closet.

Downstairs, the expansive family room offers ample space for a full-sized pool table, home theatre, or games areaâ€”an entertainerâ€™s



dream. Two additional bedrooms and a full 4 piece bath complete the lower level.

Step outside to a newly fenced rear yard with a large garden plot, easy-maintenance landscaping, large rear deck, and plenty of space to relax or entertain in the warmer months.

This home is the complete package—custom finishes, spacious layout, and a thoughtfully designed yard. Move-in ready and built to last!

Built in 2008

Essential Information

MLS® #	A2225957
Price	\$535,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,445
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4515 45a Streetclose
Subdivision	Eastgate
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A3

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener,

	Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Rain Gutters
Lot Description	Landscaped, Lawn, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	36
Zoning	R-1C

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.