

# \$354,900 - 3804 52a Avenue, Innisfail

MLS® #A2236461

**\$354,900**

3 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.15 Acres

Margodt, Innisfail, Alberta

Welcome to this beautifully maintained 4-level split, offering an expansive and versatile layout perfect for families or entertaining. With 3 generously sized bedrooms all located on the upper level and 3 bathrooms, there's room for everyone to spread out in comfort. Step inside and be greeted by a spacious floor plan that flows effortlessly. The kitchen and dining area open up to a large new deck, overlooking a stunning, treed backyard oasis—ideal for summer BBQs, gardening, or just enjoying your morning coffee in peace. The lower level family room is anchored by a cozy wood-burning fireplace—a perfect spot to unwind on cooler evenings. The lower level also provides walk-up access to the backyard.

The fourth level is unfinished and ready for your personal touch. Parking is a breeze with an oversized driveway and a double garage, giving you all the space you need for vehicles, toys, or a home workshop. Recent Updates within the past 5 years include; updated flooring, newly installed eavestroughs for improved drainage, efficient and reliable furnace, durable, freshly resurfaced asphalt driveway—oversized for extra parking and a new dishwasher. This home is full of warmth, charm, and functionality—ready for your next chapter.

Built in 1978

## Essential Information



MLS® #	A2236461
Price	\$354,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,138
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	3804 52a Avenue
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1G8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Driveway, RV Access/Parking, Asphalt
# of Garages	2

### **Interior**

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, Family Room
Has Basement	Yes
Basement	Full, Walk-Up To Grade, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	21
Zoning	R-1B

### **Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.