

# \$1,299,000 - 5139 48th Street, Innisfail

MLS® #A2265569

**\$1,299,000**

0 Bedroom, 0.00 Bathroom, 3,968 sqft

Multi-Family on 0.00 Acres

Central Innisfail, Innisfail, Alberta

This exceptional BRAND NEW 4-plex offers a rare chance to own a turnkey multi-family property in the heart of Innisfail. With a total of 3,968 sq. ft. above grade and an additional 1,736 sq. ft. below grade, the property combines style and functionality throughout. Each of the four units provides 1,426 sq. ft. of finished living space with a bright open-concept main floor featuring custom cabinetry, a large center island, granite countertops, and a convenient two-piece bathroom. Upstairs, both bedrooms are generously sized and include their own private four-piece ensuites, while the fully finished basement adds even more living space with a family room, an additional bedroom, laundry complete with washer and dryer and a full bathroom. In total, every unit offers three bedrooms and three and a half bathrooms, designed to meet the needs of modern living. The property is centrally located close to downtown and only one block from the town's schools, making it highly desirable for families and long-term tenants. The exterior is landscaped and includes parking pads for each unit, creating a low-maintenance and well-planned development. With 5,704 sq. ft. of total finished living space across all four units, this brand new build with Certified New Home Warranty is an outstanding opportunity for investors or owner-occupiers in one of Alberta's growing communities. Based on a market rent of \$2000 per month (per unit) your gross cap rate would be 7.4% and



combined with a 10 year new home warranty  
make for a worry free investment.

Built in 2025

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2265569     |
| Price          | \$1,299,000  |
| Bathrooms      | 0.00         |
| Square Footage | 3,968        |
| Acres          | 0.00         |
| Year Built     | 2025         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Style          | 2 Storey     |
| Status         | Active       |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5139 48th Street  |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 1M2           |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

**Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                                        |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full                                                                                                                        |

**Exterior**

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Roof         | Asphalt Shingle                                                     |
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist |
| Foundation   | Poured Concrete                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 9                  |
| Zoning         | R-3                |

**Listing Details**

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

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