

# \$370,000 - 5531 52 Avenue close, Innisfail

MLS® #A2232931

**\$370,000**

4 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.09 Acres

Dodds Lake, Innisfail, Alberta

Move-in ready and beautifully maintained middle-unit townhome featuring 4 bedrooms (2 up, 2 down) and 3 full bathrooms. This fully finished home offers an open-concept floor plan, main floor laundry, and a rear deck overlooking a private, treed green space.

Located within walking distance to Doddâ€™s Lake, this property offers the perfect blend of nature, convenience, and low-maintenance living. The fully fenced backyard provides privacy and securityâ€”ideal for children, pets, or entertaining. The finished basement includes two additional bedrooms, a full bath, and a spacious family room.

Additional features: Quiet location backing onto mature trees. Rear deck with private views. Fully fenced yard. Open concept main floor with laundry. Some fresh new paint. Attached single garage.

Built in 2013

## Essential Information

MLS® #	A2232931
Price	\$370,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,201



Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	5531 52 Avenue
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A1

### **Amenities**

Parking Spaces	1
Parking	Single Garage Attached, Concrete Driveway
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, 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	Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 19th, 2025

Days on Market              71

Zoning                         R2

### **Listing Details**

Listing Office                RE/MAX real estate central alberta

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