

# \$184,900 - 305, 4519 47 Street, Innisfail

MLS® #A2217161

**\$184,900**

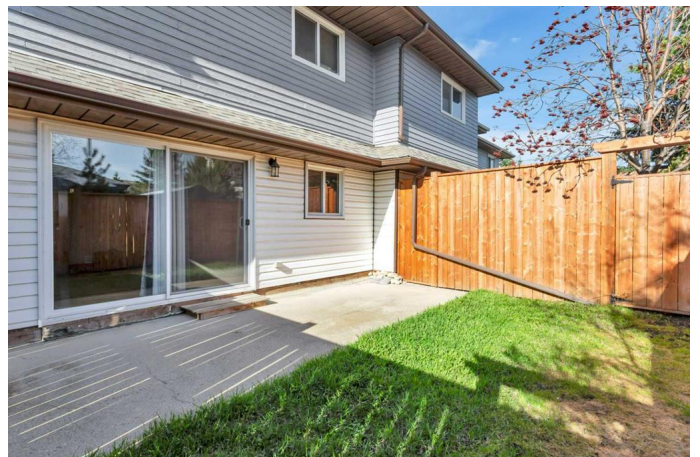
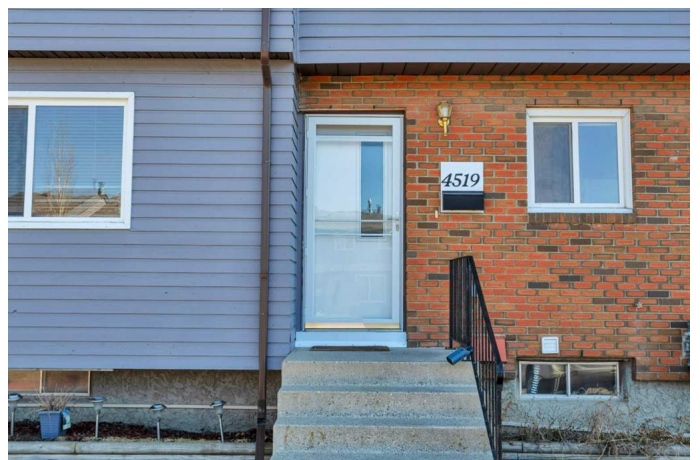
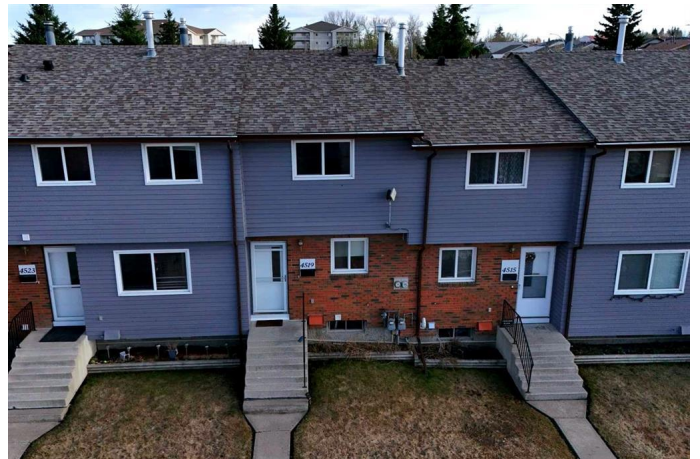
3 Bedroom, 1.00 Bathroom, 1,107 sqft

Residential on 0.05 Acres

Eastgate, Innisfail, Alberta

Welcome to affordable and functional living in the well-managed Eastgate complex! This 3-bedroom, 1 bath, townhouse-style condo offers more than meets the eye—starting with a south-facing backyard with concrete pad & newer fencing, perfect for year round sun seekers. Inside, enjoy the timeless appeal of hardwood flooring on the main level and a spacious living room with large sliding patio doors that fill the space with natural light. The corner kitchen features white cabinetry and newer linoleum flooring through the dining area.

Upstairs, you'll find three comfortable bedrooms and a full 4-piece bath. Downstairs, a rare bonus: a soundproofed room—ideal for a musician, drummer, or anyone needing peace and quiet. The basement also includes a second flexible area with great potential for storage or added living space. The unit is vacant and offers quick possession, perfect for investors or buyers wanting to move fast. Parking is made easy with two assigned stalls (w/ plug-in) and street parking nearby. Monthly condo fees are just \$370 and include snow removal, common area lawn care, exterior maintenance, reserve contributions, and property management. The condo board has completed many exterior updates including fencing and shingles (approx. 5 years ago). This is a well-priced, move-in ready home in a great location, with shopping, restaurants, Highway 2 access, and local attractions all close by. A great option for first-time buyers,



families, or investors looking for an instant cash flowing property.

Built in 1978

### **Essential Information**

MLS® #	A2217161
Price	\$184,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,107
Acres	0.05
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	305, 4519 47 Street
Subdivision	Eastgate
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1P5

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Additional Parking, Paved, Stall, Plug-In

### **Interior**

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
# of Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	13
Zoning	R-3

## Listing Details

Listing Office	Greater Property Group
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