

# \$160,000 - 3, 4607 46 Street, Innisfail

MLS® #A2217367

**\$160,000**

2 Bedroom, 1.00 Bathroom, 463 sqft

Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

**\*\* OPEN HOUSE - SAT, MAY 17 -**

**530PM-7PM \*\*** Welcome to 4607 C 46 Street in Innisfail â€“ a beautifully updated bi-level condo offering 874 sq. ft. of modern, low-maintenance living. Whether you're a first-time buyer, investor, or planning for a future move, this home delivers comfort, functionality, and smart value.

Step inside to a refreshed interior featuring updated flooring, lighting, and finishes throughout. The bright and functional layout includes a spacious living room, an eat-in kitchen with plenty of counter space, and two generously sized bedrooms â€“ perfect for a roommate setup, work-from-home space, or future guest room.

Enjoy your morning coffee or a quiet moment on the north-facing patio, offering cool shade and peaceful vibes all year round.

With low condo fees of just \$350/month, essentials like water, snow removal, and common area maintenance are covered â€“ keeping life simple and affordable. The unit is currently tenanted, making this a great turnkey investment opportunity, or a future home with income in place.

Located just five minutes from downtown Innisfail and only 20 minutes to Red Deer, youâ€™ll love the convenience of small-town charm with quick access to city amenities.



Looking for a move-in-ready home or a solid investment? This updated condo delivers both!

Built in 2002

### **Essential Information**

MLS® #	A2217367
Price	\$160,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	463
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Modified Bi-Level
Status	Active

### **Community Information**

Address	3, 4607 46 Street
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1X9

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Off Street, Plug-In

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Master Downstairs, Storage, Vinyl Windows
Appliances	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None

Basement                      None

**Exterior**

Exterior Features      Balcony, Private Entrance  
Lot Description        Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape,  
Street Lighting, Subdivided  
Roof                      Asphalt Shingle  
Construction          Concrete, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 9th, 2025  
Days on Market        18  
Zoning                    R-3

**Listing Details**

Listing Office            Real Broker

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.