

# \$549,900 - 4515 45a Streetclose, Innisfail

MLS® #A2225957

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.13 Acres

Eastgate, Innisfail, Alberta

Welcome to this stunning, fully developed custom-built bungalow offering exceptional craftsmanship, thoughtful design, and all the space your family needs—inside and out. Situated in a quiet close, this home is a perfect blend of elegance, functionality, and low-maintenance living.

From the moment you arrive, you™ll appreciate the curb appeal and the convenience of the attached double garage, that has a gas line plumbed to it. Step inside to a bright, open-concept main floor featuring soaring 9-foot ceilings, an abundance of natural light, and timeless finishes throughout including hard surface flooring.

The spacious kitchen flows effortlessly into the dining and living areas—ideal for entertaining. Enjoy the convenience of main floor laundry and a dedicated home office perfect for remote work or hobbies. The gas fireplace upstairs, and operational in floor heat in the basement keep this home cozy year round. With 2 bedrooms up and 2 down, plus the front den which could be used as bedroom #5, this layout is ideal for families or guests. The primary suite includes a well-appointed ensuite and plenty of closet space in the walk in closet.

Downstairs, the expansive family room offers ample space for a full-sized pool table, home theatre, or games area—an entertainer™s



dream. Two additional bedrooms and a full 4 piece bath complete the lower level.

Step outside to a newly fenced rear yard with a large garden plot, easy-maintenance landscaping, large rear deck, and plenty of space to relax or entertain in the warmer months.

This home is the complete package—custom finishes, spacious layout, and a thoughtfully designed yard. Move-in ready and built to last!

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225957    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,445       |
| Acres          | 0.13        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4515 45a Streetclose |
| Subdivision | Eastgate             |
| City        | Innisfail            |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4G 0A3              |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, |

|              |           |
|--------------|-----------|
|              | Insulated |
| # of Garages | 2         |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, 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 | Garden, Rain Gutters                  |
| Lot Description   | Landscaped, Lawn, Standard Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Vinyl Siding                |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 18             |
| Zoning         | R-1C           |

## Listing Details

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

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