

# \$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

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	Forced Air, Natural Gas, Mid Efficiency
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	6
Zoning	R-3

**Listing Details**

Listing Office	Real Broker
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