

# \$350,000 - 5341 37 Street, Innisfail

MLS® #A2202787

**\$350,000**

2 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.08 Acres

Margodt, Innisfail, Alberta

This charming home offers the perfect blend of comfort and convenience and is located in a great community. The kitchen features a bright and functional layout with superior cabinets by Delton, along with quartz countertops, and tile backsplash. The convenient main floor laundry is a plus. Enjoy the luxury of premium carpeting and vinyl plank in the main living areas. Walls are 2x6, 16 inches on center and R40 insulation in the attic. In-floor heating roughed in into the basement. The common wall between the units is of CIF construction (Insulated Concrete form) and goes to the rafters. This provides a superior sound barrier between the units. The exterior has vinyl board batten siding and metal smart trim around the doors and windows. The lot has a back alley access and off-street parking. In the neighborhood you will find a park, playground and an outdoor hockey rink. Backfilling, grading, seeding, and construction of a wood fence in the front and back yard will be done by a contractor in the spring weather permitting. \*NOTE\* fence that will be constructed is to separate the two duplex lots.

Here is your chance to own a new home at a very reasonable cost. Home is under Alberta New Home Warranty. This half of the Duplex is slightly smaller than the other half. See listing A2201823 for details on the other half of the duplex.

Built in 2025



## Essential Information

MLS® #	A2202787
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	997
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	5341 37 Street
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1G4

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Irregular Lot
Roof	Asphalt Shingle

Construction	See Remarks, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	11
Zoning	R-2

### **Listing Details**

Listing Office	Sundance Realty & Management Inc.
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