

# \$535,000 - 4515 45a Streetclose, Innisfail

MLS® #A2225957

**\$535,000**

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 needsâ€™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, youâ€™™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 areasâ€™™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 areaâ€™™an entertainerâ€™™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 packageâ€”custom finishes, spacious layout, and a thoughtfully designed yard. Move-in ready and built to last!

Built in 2008

### **Essential Information**

MLS® #	A2225957
Price	\$535,000
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	36
Zoning	R-1C

## Listing Details

Listing Office	RE/MAX real estate central alberta
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