

# \$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.

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           | Natural Gas, High Efficiency                         |
| 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 | 27               |
| Zoning         | R-2              |

## **Listing Details**

Listing Office            Sundance Realty & Management Inc.

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