

\$370,000 - 5531 52 Avenue close, Innisfail

MLS® #A2232931

\$370,000

4 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.09 Acres

Dodds Lake, Innisfail, Alberta

Move-in ready and beautifully maintained middle-unit townhome featuring 4 bedrooms (2 up, 2 down) and 3 full bathrooms. This fully finished home offers an open-concept floor plan, main floor laundry, and a rear deck overlooking a private, treed green space.

Located within walking distance to Doddâ€™s Lake, this property offers the perfect blend of nature, convenience, and low-maintenance living. The fully fenced backyard provides privacy and securityâ€”ideal for children, pets, or entertaining. The finished basement includes two additional bedrooms, a full bath, and a spacious family room.

Additional features: Quiet location backing onto mature trees. Rear deck with private views. Fully fenced yard. Open concept main floor with laundry. Some fresh new paint. Attached single garage.

Built in 2013

Essential Information

MLS® #	A2232931
Price	\$370,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,201



Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	5531 52 Avenue
Subdivision	Dodds Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A1

Amenities

Parking Spaces	1
Parking	Single Garage Attached, Concrete Driveway
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, 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	Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market 57

Zoning R2

Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.