

# \$399,900 - 5248 37 Street, Innisfail

MLS® #A2246349

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,251 sqft

Residential on 0.15 Acres

Margodt, Innisfail, Alberta

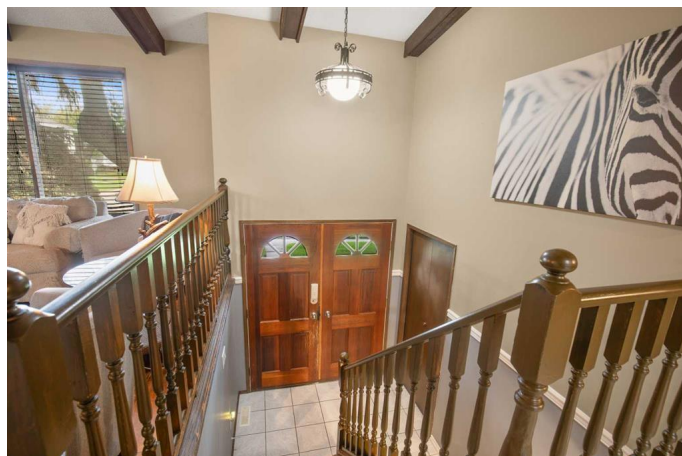
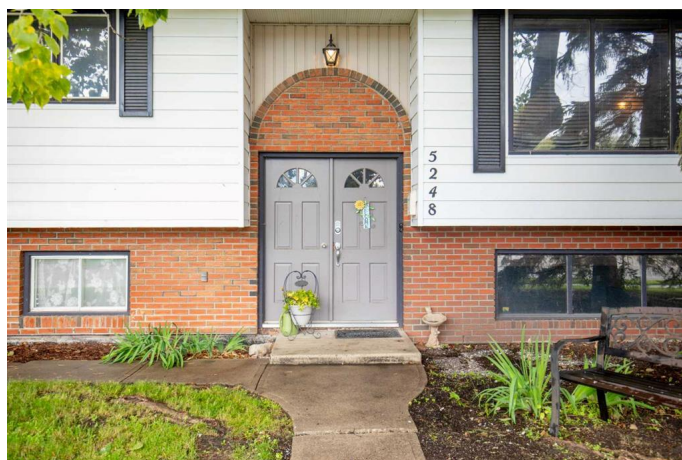
Great family home with lots of room. This character bi-level with vaulted ceiling with eye-catching exposed wood beams in the living room and dining area. The living room showcases beautiful brick fireplace with wood-burning stove. Functional U-shaped kitchen with built in oven, plenty of cupboard space, including a pantry that opens to the dining area. Just off the dining area you have direct access to the large deck, for seamless indoor/outdoor living. Down the hall you will find the primary bedroom with 3 pc ensuite, 2 bedrooms and a 4 pc main bathroom. Down stairs through the sliding barn door, the partially finished basement offers an additional bedroom, family room/extra bedroom with an brick faced natural gas fireplace, laundry room, roughed in bathroom and additional space for future development, with room to make it your own. Double detached insulated garage with 220 volt wiring and lots of space for parking and storage. Back yard is low maintenance with it being concrete, great for entertaining, parking extra vehicles, or RV's. Shingles on garage are 3 years old and the house shingles are 4 years old. New deck 5 years ago. Hot water tank is 3 years old, and new furnace in 2008.

Built in 1978

## Essential Information

MLS® #

A2246349



Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,251
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5248 37 Street
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Storage, Vaulted Ceiling(s), Wood Windows
Appliances	Built-In Electric Range, Dishwasher, Freezer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Few Trees, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	1
Zoning	R-1B

### **Listing Details**

Listing Office	Coldwell Banker OnTrack Realty
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