

\$415,000 - 5651 45 Street, Innisfail

MLS® #A2253232

\$415,000

3 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.19 Acres

Westpark Innisfail, Innisfail, Alberta

Step inside and discover a bright and spacious bungalow offering over 2200 sq ft of developed living space in a quiet, established neighbourhood! The main floor features a sun-filled living room with a large picture window, a generous dining area, and a well-appointed kitchen with plenty of cabinets, counter space, and stainless-steel appliances. The primary bedroom includes a walk-in closet and convenient 2-piece ensuite, while a second bedroom, full 4-piece bath, and floor laundry add everyday ease and functionality. The fully finished basement expands the home with a massive recreation room, an oversized third bedroom (perfect for two siblings that would like to share a room), and a stylish 3-piece bathroom with updated finishes. This level provides the perfect balance of space for family gatherings, hobbies, or a home theatre setup, along with storage and utility areas. Enjoy outdoor living with both a front deck and a side patio, ideal for entertaining, barbequing and relaxing with horizontal wood slat privacy walls and topped with a covered roofline. The fenced yard is framed by mature trees and low-maintenance landscaping, while the detached double garage offers secure parking, storage, and room for projects. The garage is also heated with an efficient radiant heater. This move-in ready property blends space, convenience, and value in one inviting package. Located near schools, parks, and local amenities, it's an excellent choice for families, first-time buyers, or those looking to



downsize into the welcoming community of
Innisfail!

Built in 1993

Essential Information

MLS® #	A2253232
Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,147
Acres	0.19
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5651 45 Street
Subdivision	Westpark Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1K9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Front Drive, Off Street, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	6
Zoning	R-1B

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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