

\$225,000 - 5302 36a Street, Innisfail

MLS® #A2254536

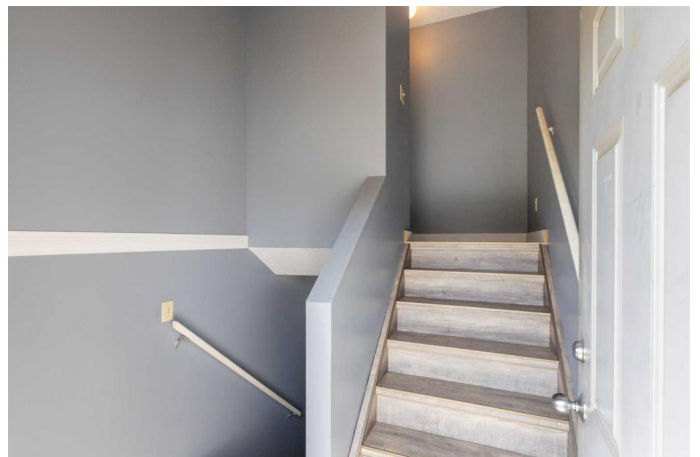
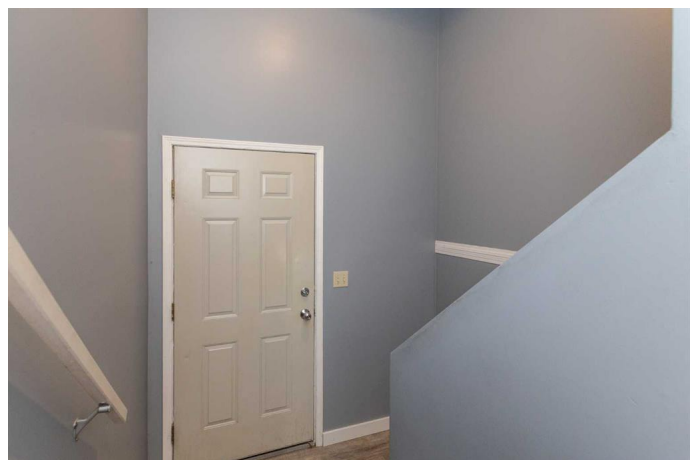
\$225,000

3 Bedroom, 2.00 Bathroom, 608 sqft

Residential on 0.09 Acres

South Innisfail, Innisfail, Alberta

This cute bi-level half duplex has such a welcoming feel the moment you walk in, thanks to the abundance of natural light that fills the space. On the main floor, you'll find a comfortable living/family room that's perfect for relaxing, a bright kitchen complete with a handy pantry, and both a dining area and a breakfast nook—lots of room for family meals or catching up with friends over coffee. The main floor also has the convenience of laundry and a half bathroom. Off the kitchen and dining area, you can step right out onto a great back deck that overlooks the yard—perfect for summer barbecues, entertaining, or just kicking back in the evenings. Head downstairs and you'll discover three cozy bedrooms, a full 4-piece bathroom, and the utility room. It's a great setup for families, guests, or even creating a private space for teenagers. Over the years, the home has seen some nice updates, including fresh paint, newer flooring and baseboards, a newer back door off the kitchen, as well as a newer washer and dryer. The roof is roughly 10 years old, and the hot water tank is about 7 years old, so the big-ticket items have already been taken care of. One of the best parts of this property is the location—it's tucked into a great neighbourhood, super close to Raspberry Park and within walking distance to schools. Whether you're starting out, downsizing, or looking for a solid family home, this half duplex is move-in ready and has so much to



offer.

Built in 1992

Essential Information

MLS® #	A2254536
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	608
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5302 36a Street
Subdivision	South Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G6

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street, On Street, Parking Pad, Outside

Interior

Interior Features	Laminate Counters, Pantry, See Remarks, Storage, Master Downstairs
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 8th, 2025
Days on Market	9
Zoning	R-2

Listing Details

Listing Office	RE/MAX real estate central alberta
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