

\$549,900 - 4515 45a Streetclose, Innisfail

MLS® #A2225957

\$549,900

4 Bedroom, 3.00 Bathroom, 1,445 sqft

Residential on 0.13 Acres

Eastgate, Innisfail, Alberta

Welcome to this stunning, fully developed custom-built bungalow offering exceptional craftsmanship, thoughtful design, and all the space your family needsâ€™inside and out. Situated in a quiet close, this home is a perfect blend of elegance, functionality, and low-maintenance living.

From the moment you arrive, youâ€™™ll appreciate the curb appeal and the convenience of the attached double garage, that has a gas line plumbed to it. Step inside to a bright, open-concept main floor featuring soaring 9-foot ceilings, an abundance of natural light, and timeless finishes throughout including hard surface flooring.

The spacious kitchen flows effortlessly into the dining and living areasâ€™™ideal for entertaining. Enjoy the convenience of main floor laundry and a dedicated home office perfect for remote work or hobbies. The gas fireplace upstairs, and operational in floor heat in the basement keep this home cozy year round. With 2 bedrooms up and 2 down, plus the front den which could be used as bedroom #5, this layout is ideal for families or guests. The primary suite includes a well-appointed ensuite and plenty of closet space in the walk in closet.

Downstairs, the expansive family room offers ample space for a full-sized pool table, home theatre, or games areaâ€™™an entertainerâ€™™s



dream. Two additional bedrooms and a full 4 piece bath complete the lower level.

Step outside to a newly fenced rear yard with a large garden plot, easy-maintenance landscaping, large rear deck, and plenty of space to relax or entertain in the warmer months.

This home is the complete packageâ€”custom finishes, spacious layout, and a thoughtfully designed yard. Move-in ready and built to last!

Built in 2008

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225957 |
| Price | \$549,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,445 |
| Acres | 0.13 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4515 45a Streetclose |
| Subdivision | Eastgate |
| City | Innisfail |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4G 0A3 |

Amenities

| | |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, |

| | |
|--------------|-----------|
| | Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave, 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 | Garden, Rain Gutters |
| Lot Description | Landscaped, Lawn, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 29 |
| Zoning | R-1C |

Listing Details

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|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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