

# \$204,900 - 201, 4319 49 Street, Innisfail

MLS® #A2192857

## \$204,900

1 Bedroom, 1.00 Bathroom, 719 sqft  
Residential on 0.02 Acres

Downtown Innisfail, Innisfail, Alberta

If you're 45+ and looking for a stylish, low-maintenance home that doesn't compromise on comfort, this updated 1 Bed, 1 Bath condo is a perfect fit. Designed for easy living, the bright and open floor plan maximizes space, featuring a modern Kitchen with ample storage and counter space. The Living and Dining areas flow effortlessly, creating a welcoming space to unwind or entertain. Step out onto your private balcony for fresh air, with the bonus of extra storage to keep things organized. In-unit laundry adds everyday convenience, and the appliances are just a year old. The affordable condo fee covers heat, water, sewer, trash, insurance, snow removal, and reserve fund contributions, allowing you to enjoy stress-free homeownership. Included with the unit is parking in the center bay of the heated detached garage. The well-maintained building is reserved for residents 45+, offering a quiet, secure environment perfect for those looking to downsize without sacrificing modern style. Conveniently located near amenities, services, and transit, this is the ideal home for embracing a lock-and-leave lifestyle with ease.

Built in 2003

## Essential Information

MLS® #	A2192857
Price	\$204,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	719
Acres	0.02
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	201, 4319 49 Street
Subdivision	Downtown Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1Y4

### **Amenities**

Amenities	Elevator(s), Party Room
Parking Spaces	1
Parking	Off Street
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven
Heating	Boiler
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding

### **Additional Information**

Date Listed	February 10th, 2025
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Days on Market 52  
Zoning R-3

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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