

# \$265,000 - 5306 36a Street, Innisfail

MLS® #A2201817

**\$265,000**

3 Bedroom, 2.00 Bathroom, 1,243 sqft  
Residential on 0.08 Acres

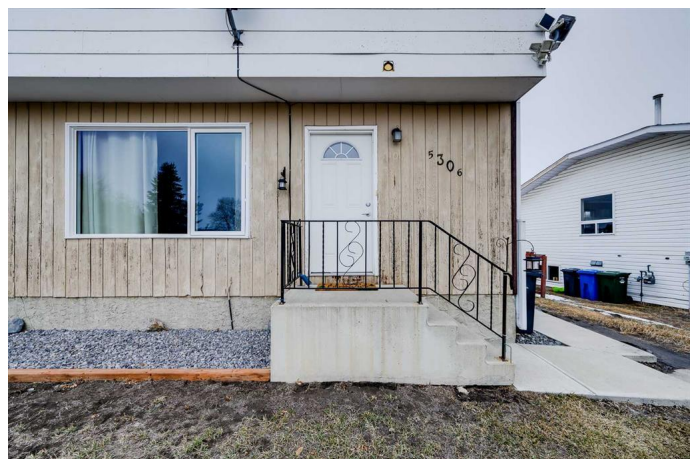
Margodt, Innisfail, Alberta

Fantastic opportunity to own a 1/2 duplex â€“ buy one side or both! This 2-storey home features 3 spacious bedrooms and a full bath upstairs. The main floor offers a cozy living room, kitchen, and a convenient half bath. Laundry is located in the basement. Enjoy outdoor living with patio doors leading to a back deck with a shed, and a newer middle and back fence for added privacy. The property also includes a parking pad and newer windows. Shingles were replaced in 2017, and the furnace and hot water tank are inspected annually for peace of mind. The other side of the duplex is also listed for sale, offering even more potential MLS# A2202176

Built in 1977

## Essential Information

MLS® #	A2201817
Price	\$265,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,243
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side



Status Active

### Community Information

Address 5306 36a Street  
Subdivision Margodt  
City Innisfail  
County Red Deer County  
Province Alberta  
Postal Code T4G 1G6

### Amenities

Parking Spaces 2  
Parking Parking Pad

### Interior

Interior Features See Remarks  
Appliances Dryer, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

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

### Additional Information

Date Listed March 14th, 2025  
Days on Market 19  
Zoning R-2

### Listing Details

Listing Office Royal LePage Network Realty Corp.

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