

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

MLS® #A2201817

\$265,000

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

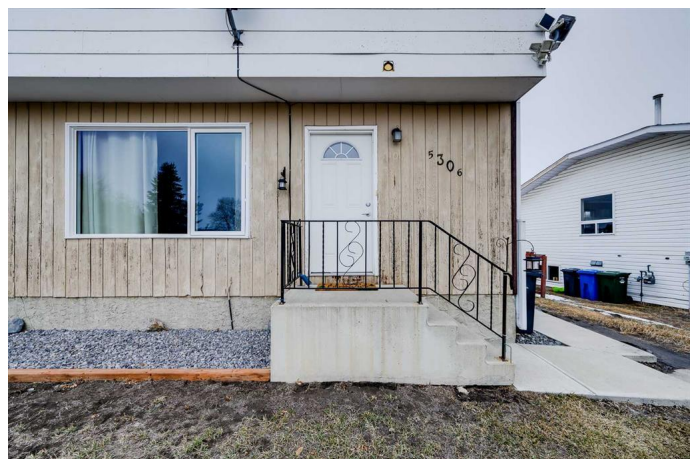
Margodt, Innisfail, Alberta

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 41
Zoning R-2

Listing Details

Listing Office Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.