

# \$254,900 - 5402 49a Avenue, Innisfail

MLS® #A2211780

**\$254,900**

2 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 0.16 Acres

Dodds Lake, Innisfail, Alberta

Charming 2-Bedroom Mobile Home on Its Own Lot – Prime Location! Welcome to this beautifully maintained 2-bedroom mobile home, ideally situated on its own private lot in a quiet neighborhood just steps from downtown shopping and local amenities. This newer home offers comfortable, low-maintenance living with thoughtful features throughout. Step inside to a bright and open living space, complete with a functional kitchen, cozy dining area, and two well-sized bedrooms. Outside, you'll find a large double detached garage—perfect for vehicles, storage, or a workshop—as well as a rear shed for added convenience. The covered side deck is where you will enjoy the summer evenings. Enjoy outdoor living in the fully fenced yard, ideal for pets, gardening, or relaxing in your own space. Whether you're downsizing, buying your first home, or investing, this property checks all the boxes.

Highlights:

2 bedrooms, 1 bathroom

Situated on its own lot (no pad rental!)

Large double detached garage

Rear shed for extra storage

Fully fenced yard



Walking distance to downtown shops,  
restaurants & services

Donâ€™t miss this rare  
opportunityâ€”affordable, move-in ready, and  
close to everything!

Built in 2002

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2211780                |
| Price          | \$254,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 992                     |
| Acres          | 0.16                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5402 49a Avenue |
| Subdivision | Dodds Lake      |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1R2         |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Garage Door Opener |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Laminate Counters, Pantry, Vinyl Windows                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, |

|                 |                                |
|-----------------|--------------------------------|
|                 | Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas        |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room               |
| Basement        | None                           |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Rain Gutters, Storage |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | None                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 16               |
| Zoning         | R-MHL            |

## Listing Details

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

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