

# \$160,000 - 3, 4607 46 Street, Innisfail

MLS® #A2217367

**\$160,000**

2 Bedroom, 1.00 Bathroom, 463 sqft

Residential on 0.00 Acres

Central Innisfail, Innisfail, Alberta

Welcome to 4607 C 46 Street in Innisfail â€” a beautifully updated bi-level condo offering 874 sq. ft. of modern, low-maintenance living. Whether you're a first-time buyer, investor, or planning for a future move, this home delivers comfort, functionality, and smart value.

Step inside to a refreshed interior featuring updated flooring, lighting, and finishes throughout. The bright and functional layout includes a spacious living room, an eat-in kitchen with plenty of counter space, and two generously sized bedrooms â€” perfect for a roommate setup, work-from-home space, or future guest room.

Enjoy your morning coffee or a quiet moment on the north-facing patio, offering cool shade and peaceful vibes all year round.

With low condo fees of just \$350/month, essentials like water, snow removal, and common area maintenance are covered â€” keeping life simple and affordable. The unit is currently tenanted, making this a great turnkey investment opportunity, or a future home with income in place.

Located just five minutes from downtown Innisfail and only 20 minutes to Red Deer, youâ€™ll love the convenience of small-town charm with quick access to city amenities.

Looking for a move-in-ready home or a solid



investment? This updated condo delivers both!

Built in 2002

### Essential Information

|                |                                 |
|----------------|---------------------------------|
| MLS® #         | A2217367                        |
| Price          | \$160,000                       |
| Bedrooms       | 2                               |
| Bathrooms      | 1.00                            |
| Full Baths     | 1                               |
| Square Footage | 463                             |
| Acres          | 0.00                            |
| Year Built     | 2002                            |
| Type           | Residential                     |
| Sub-Type       | Row/Townhouse                   |
| Style          | Side by Side, Modified Bi-Level |
| Status         | Active                          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3, 4607 46 Street |
| Subdivision | Central Innisfail |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G1X9            |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | None                |
| Parking Spaces | 1                   |
| Parking        | Off Street, Plug-In |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Master Downstairs, Storage, Vinyl Windows |
| Appliances        | Dryer, Electric Range, Range Hood, Refrigerator, Washer                                                       |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                                                                       |
| Cooling           | None                                                                                                          |
| Basement          | None                                                                                                          |

**Exterior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                                                     |
| Lot Description   | Back Lane, City Lot, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Subdivided |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                               |

**Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 9th, 2025 |
| Zoning      | R-3           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.