

# \$419,000 - 5319 37 Street, Innisfail

MLS® #A2256262

**\$419,000**

4 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.15 Acres

Margodt, Innisfail, Alberta

This well-maintained Bi-Level offers the flexibility and convenience that both downsizers and families will appreciate. Located in a quiet, established area close to Raspberry Park, schools, and walking paths, itâ€™s a peaceful spot thatâ€™s still minutes from Innisfailâ€™s shopping, restaurants, and quick highway access for an easy commute to Red Deer or Calgary.

Inside, the bright and open Kitchen features a large eat-in Dining Area and oversized windows that overlook the backyard, filling the space with natural light. The main floor offers 2 Bedrooms plus a Den/Office, perfect for a home workspace or hobby room, along with 2 Bathrooms, including a private 3 Piece Ensuite off the Primary Suite.

This home has flexible living areas with the lower level that could be ideal for shared family households or for entertaining, with a spacious Rec Room, a handy Kitchenette, 2 additional Bedrooms, a 3 Piece Bath, and a dedicated Laundry Room and tons of storage space.

The fully-fenced backyard offers back-lane access, making it easy to park an RV, add a garden, or simply enjoy the private outdoor space. Nearby amenities include schools, playgrounds, grocery stores, coffee shops, and several of Innisfailâ€™s recreation areas â€“ arena, curling rink, ball diamonds etc., all within a short drive.



A quiet location, thoughtful layout, and plenty of storage make this home a smart choice for those wanting comfort and flexibility in a family-friendly neighbourhood.

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256262    |
| Price          | \$419,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,272       |
| Acres          | 0.15        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5319 37 Street  |
| Subdivision | Margodt         |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1G4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Storage, Walk-In Closet(s)                                                   |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |

|              |                      |
|--------------|----------------------|
| Heating      | In Floor, Forced Air |
| Cooling      | None                 |
| Has Basement | Yes                  |
| Basement     | Full                 |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Wood                                                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 42                   |
| Zoning         | R-1B                 |

## Listing Details

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

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