

# \$370,000 - 5531 52 Avenue close, Innisfail

MLS® #A2232931

**\$370,000**

4 Bedroom, 3.00 Bathroom, 1,201 sqft

Residential on 0.09 Acres

Dodds Lake, Innisfail, Alberta

Move-in ready and beautifully maintained middle-unit townhome featuring 4 bedrooms (2 up, 2 down) and 3 full bathrooms. This fully finished home offers an open-concept floor plan, main floor laundry, and a rear deck overlooking a private, treed green space.

Located within walking distance to Doddâ€™s Lake, this property offers the perfect blend of nature, convenience, and low-maintenance living. The fully fenced backyard provides privacy and securityâ€”ideal for children, pets, or entertaining. The finished basement includes two additional bedrooms, a full bath, and a spacious family room.

Additional features: Quiet location backing onto mature trees. Rear deck with private views. Fully fenced yard. Open concept main floor with laundry. Some fresh new paint. Attached single garage.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232931  |
| Price          | \$370,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,201     |



|            |               |
|------------|---------------|
| Acres      | 0.09          |
| Year Built | 2013          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5531 52 Avenue  |
| Subdivision | Dodds Lake      |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 0A1         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 1                                         |
| Parking        | Single Garage Attached, Concrete Driveway |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters, Sump Pump(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer                |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle                                                                                     |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                       |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market            138  
Zoning                      R2

**Listing Details**

Listing Office              RE/MAX real estate central alberta

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