

# \$380,000 - 5517 52 Avenue close, Innisfail

MLS® #A2251133

**\$380,000**

1 Bedroom, 2.00 Bathroom, 1,297 sqft  
Residential on 0.06 Acres

Dodds Lake, Innisfail, Alberta

Welcome to this well-maintained 1-bedroom, 2-bathroom, bungalow style half duplex, perfectly situated on a quiet close and backing onto a beautiful treed area for added privacy and serenity.

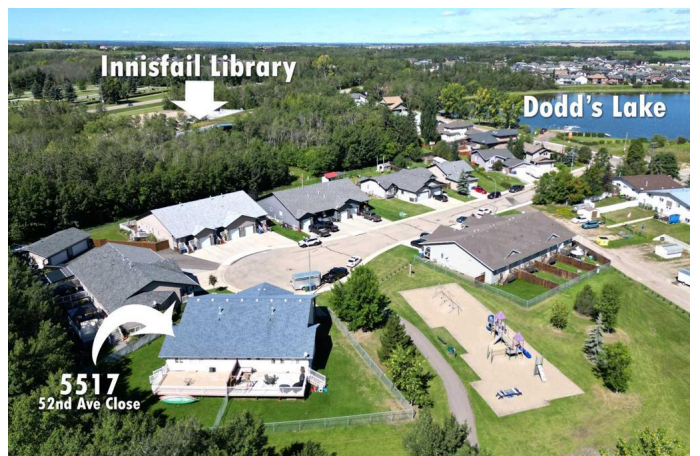
Step inside to discover a bright and spacious open-concept layout featuring rich hardwood floors, a generous living area, and a functional kitchen with plenty of cabinetry and natural light. The huge primary bedroom is a true retreat, complete with a large walk-in closet and a private 3-piece ensuite.

Enjoy your morning coffee on the covered front deck, or relax on the rear deck overlooking the peaceful, tree-lined yard. The backyard offers excellent privacy, is partially fenced with a rear fence, and is perfect for outdoor enjoyment.

The basement is unfinished and ready for your personal touch—create additional bedrooms, a rec room, or a home office—the possibilities are endless!

Additional features include a second full bathroom on the main floor, an attached single garage, and a quiet, desirable location just minutes from nature trails and amenities.

Whether you're downsizing, purchasing your first home, or investing, this property offers space, comfort, and the potential to grow.



Built in 2008

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2251133               |
| Price          | \$380,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,297                  |
| Acres          | 0.06                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5517 52 Avenue  |
| Subdivision | Dodds Lake      |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1G6         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer    |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full                                                                                                               |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                     |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 71                |
| Zoning         | R2                |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.