

# \$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

Don't miss this rare  
opportunity—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	8
Zoning	R-MHL

## Listing Details

Listing Office	RE/MAX real estate central alberta
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