

# \$439,900 - 4827 56 Avenue, Innisfail

MLS® #A2240520

**\$439,900**

5 Bedroom, 4.00 Bathroom, 1,648 sqft  
Residential on 0.14 Acres

Madison Park, Innisfail, Alberta

WELCOME to this Spacious Legally Suited Walkout Home in Innisfail! Looking for a legally suited property without sacrificing space or comfort? This impressive home offers over 1,600 sq ft on the main level, complete with an attached double garage, walkout basement, and a private, fully fenced yard with a beautiful view. The main floor features a bright, open-concept layout with a large living room, a spacious dine-in kitchen with island and breakfast bar, and a separate dining room—ideal for entertaining. The primary bedroom includes a walk-in closet, full ensuite with jet tub and separate shower, and direct access to the deck, giving it a private, balcony-like feel. A second bedroom completes the main floor, while two more bedrooms and an additional full bathroom are located on the lower level as part of the upstairs suite. The legal basement suite has been tastefully updated with modern dark cabinetry and lighter countertops, creating a stylish and welcoming space. It includes one oversized bedroom with two closets, a full bathroom, its own laundry, a cozy living room, and a walkout entrance for added privacy and convenience. Located just steps from Napoleon Lake and the dog park, this home is perfectly positioned for nature lovers. If you're looking for a strong investment opportunity, this property delivers. This is the suited home you've been waiting for!



Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240520    |
| Price          | \$439,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,648       |
| Acres          | 0.14        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4827 56 Avenue  |
| Subdivision | Madison Park    |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1Y7         |

## Amenities

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

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                         |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 2                                                                                                          |
| Fireplaces        | Family Room, Gas, Living Room                                                                              |

|              |                                 |
|--------------|---------------------------------|
| Has Basement | Yes                             |
| Basement     | Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard                                    |
| Lot Description   | Back Yard, Front Yard, Landscaped, Level, Treed |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding                                    |
| Foundation        | Block                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 74              |
| Zoning         | R-1C            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Realty Experts Group Ltd |
|----------------|--------------------------|

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.