

# \$415,000 - 5651 45 Street, Innisfail

MLS® #A2253232

## \$415,000

3 Bedroom, 3.00 Bathroom, 1,147 sqft  
Residential on 0.19 Acres

Westpark Innisfail, Innisfail, Alberta

Step inside and discover a bright and spacious bungalow offering over 2200 sq ft of developed living space in a quiet, established neighbourhood! The main floor features a sun-filled living room with a large picture window, a generous dining area, and a well-appointed kitchen with plenty of cabinets, counter space, and stainless-steel appliances. The primary bedroom includes a walk-in closet and convenient 2-piece ensuite, while a second bedroom, full 4-piece bath, and floor laundry add everyday ease and functionality. The fully finished basement expands the home with a massive recreation room, an oversized third bedroom (perfect for two siblings that would like to share a room), and a stylish 3-piece bathroom with updated finishes. This level provides the perfect balance of space for family gatherings, hobbies, or a home theatre setup, along with storage and utility areas. Enjoy outdoor living with both a front deck and a side patio, ideal for entertaining, barbequing and relaxing with horizontal wood slat privacy walls and topped with a covered roofline. The fenced yard is framed by mature trees and low-maintenance landscaping, while the detached double garage offers secure parking, storage, and room for projects. The garage is also heated with an efficient radiant heater. This move-in ready property blends space, convenience, and value in one inviting package. Located near schools, parks, and local amenities, it's an excellent choice for families, first-time buyers, or those looking to



downsize into the welcoming community of  
Innisfail!

Built in 1993

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253232    |
| Price          | \$415,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,147       |
| Acres          | 0.19        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 5651 45 Street     |
| Subdivision | Westpark Innisfail |
| City        | Innisfail          |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4G 1K9            |

**Amenities**

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                             |
| Parking        | Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Off Street |
| # of Garages   | 2                                                                             |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other, Private Yard      |
| Lot Description   | Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding             |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | R-1B                |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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