

\$525,000 - 5306 & 5308 36a Street, Innisfail

MLS® #A2204475

\$525,000

0 Bedroom, 0.00 Bathroom, 2,488 sqft
Multi-Family on 0.08 Acres

Margodt, Innisfail, Alberta

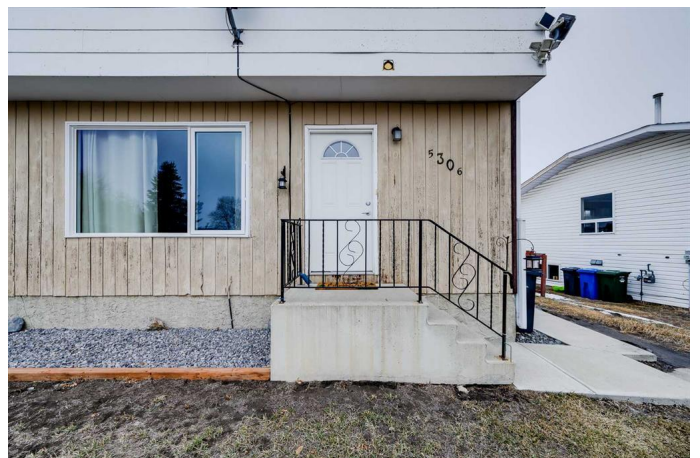
**Fantastic opportunity to own this full duplex, each side offering a spacious two-storey layout! Both sides feature 3 bedrooms and 2 bathrooms, with fully fenced, large backyards â€” perfect for families or pets. Enjoy easy access to the outdoors with patio doors leading to the deck from the living areas. The property also includes a parking pad out front for added convenience.

Recent updates include new windows on one side and some replacement windows on the other. Both furnaces and hot water tanks are inspected annually, ensuring peace of mind for the new owner. This is a great investment opportunity and an ideal home! Each side is also listed separately MLS#A2202176 and MLS#A2201817

Built in 1977

Essential Information

MLS® #	A2204475
Price	\$525,000
Bathrooms	0.00
Square Footage	2,488
Acres	0.08
Year Built	1977
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side



Status Active

Community Information

Address 5306 & 5308 36a Street
Subdivision Margodt
City Innisfail
County Red Deer County
Province Alberta
Postal Code T4G1G6

Amenities

Parking Spaces 4
Parking Off Street, Parking Pad

Interior

Appliances Dryer, Refrigerator, Stove(s), Washer
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Entrance, Private Yard
Roof Asphalt Shingle
Construction Other, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025
Days on Market 13
Zoning R-2

Listing Details

Listing Office Royal LePage Network Realty Corp.

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