

# \$579,900 - 4231 63 Avenue, Innisfail

MLS® #A2196333

**\$579,900**

3 Bedroom, 3.00 Bathroom, 2,201 sqft

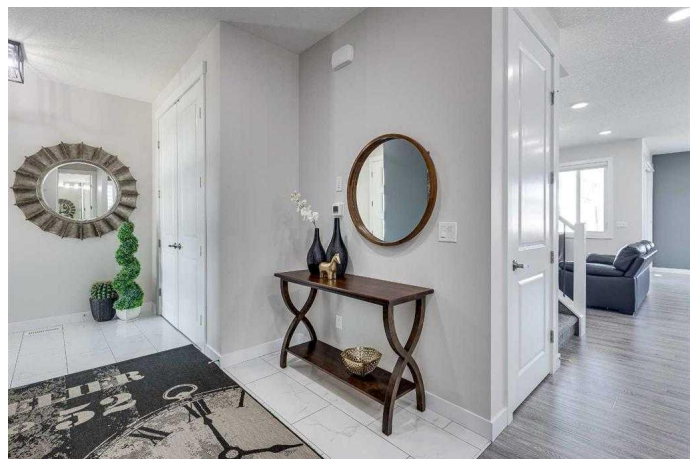
Residential on 0.13 Acres

Bella Vista, Innisfail, Alberta

**\*\*Dream Home Alert! Your Perfect Escape Awaits!\*\*** Step into luxury with this never lived in ShowHome, meticulously upgraded to offer you the perfect blend of style and comfort. Featuring soaring 9' ceilings and a heated triple-car garage, this home is designed for both functionality and elegance. As you enter, be greeted by a spacious tiled foyer, a versatile front flex room, and a convenient 2-piece bathroom. The heart of the home boasts a wide-open kitchen and living area that is an entertainer's paradise! The oversized quartz island provides ample seating for friends and family, while the formal dining room adds a touch of sophistication for those special gatherings. Venture upstairs to discover a cozy bonus room, perfect for movie nights, and a primary bedroom that offers a serene retreat with walk-in closets and a luxurious 5-piece ensuite. This level also features two additional spacious bedrooms, a stylish 4-piece bathroom, and a large laundry room for added convenience. The basement is a blank canvas, ready for your creative ideas, complete with large windows and rough-ins for a future bathroom. Don't miss out on this incredible opportunity—schedule your private viewing today and start envisioning your life in this beautiful home!

Built in 2019

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2196333    |
| Price          | \$579,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,201       |
| Acres          | 0.13        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4231 63 Avenue  |
| Subdivision | Bella Vista     |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 0P1         |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                      |
| Parking        | Driveway, Front Drive, Garage Faces Front, Paved, Side By Side, Triple Garage Attached |
| # of Garages   | 2                                                                                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | See Remarks                                                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Stove(s) |
| Heating           | Forced Air, Fireplace(s)                                                 |
| Cooling           | Central Air                                                              |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished                                                         |

**Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 59                  |
| Zoning         | RD                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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