

# \$425,000 - 5319 37 Street, Innisfail

MLS® #A2256262

**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,272 sqft

Residential on 0.15 Acres

Margodt, Innisfail, Alberta

This well-maintained Bi-Level offers the flexibility and convenience that both downsizers and families will appreciate. Located in a quiet, established area close to Raspberry Park, schools, and walking paths, itâ€™s a peaceful spot thatâ€™s still minutes from Innisfailâ€™s shopping, restaurants, and quick highway access for an easy commute to Red Deer or Calgary.

Inside, the bright and open Kitchen features a large eat-in Dining Area and oversized windows that overlook the backyard, filling the space with natural light. The main floor offers 2 Bedrooms plus a Den/Office, perfect for a home workspace or hobby room, along with 2 Bathrooms, including a private 3 Piece Ensuite off the Primary Suite.

This home has flexible living areas with the lower level that could be ideal for shared family households or for entertaining, with a spacious Rec Room, a handy Kitchenette, 2 additional Bedrooms, a 3 Piece Bath, and a dedicated Laundry Room and tons of storage space.

The fully-fenced backyard offers back-lane access, making it easy to park an RV, add a garden, or simply enjoy the private outdoor space. Nearby amenities include schools, playgrounds, grocery stores, coffee shops, and several of Innisfailâ€™s recreation areas â€“ arena, curling rink, ball diamonds etc., all within a short drive.



A quiet location, thoughtful layout, and plenty of storage make this home a smart choice for those wanting comfort and flexibility in a family-friendly neighbourhood.

Built in 1989

### Essential Information

MLS® #	A2256262
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,272
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	5319 37 Street
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	September 19th, 2025
Days on Market	20
Zoning	R-1B

## Listing Details

Listing Office	RE/MAX real estate central alberta
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