

\$529,900 - 4240 Bauman Way, Innisfail

MLS® #A2196342

\$529,900

2 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.13 Acres

Bella Vista, Innisfail, Alberta

****Welcome Home to Your Dream Bungalow!****

Discover the perfect blend of comfort and modern living in this ****BRAND NEW Never Lived in bungalow**** situated on a ****desirable CORNER lot**** in a serene neighborhood. As you step inside, you'll be captivated by the ****open concept living**** that creates an inviting atmosphere. Cozy up by the ****beautiful fireplace**** and entertain friends around the ****spacious kitchen island****, surrounded by ample cabinet space. This home features a ****luxurious primary suite**** complete with a generous ****walk-in closet**** and a stylish ****double sink vanity**** in the bathroom. You'll also find another large bedroom, a full bathroom, and a convenient main floor laundry room for your ease. But that's not all! The ****unfinished basement**** is a blank canvas, ready for your creative touch—envision a guest suite or a fun rec space for family gatherings! Plus, enjoy the convenience of a ****large oversized garage**** and a charming ****finished deck**** off the back patio doors, perfect for those summer barbecues.

****Immediate possession available!**** Donâ€™t miss your chance to make this stunning bungalow your forever home. Schedule a viewing!



Built in 2022

Essential Information

MLS® #

A2196342

Price	\$529,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,432
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4240 Bauman Way
Subdivision	Bella Vista
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0P1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Paved, Side By Side
# of Garages	1

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Rain Gutters
-------------------	--------------

Lot Description	Back Lane, Back Yard, Corner Lot, 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	118
Zoning	R-1C

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.