

# \$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 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!\*\*** Don'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, Walk-In Closet(s), Stone Counters |
| 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 | 21                  |
| Zoning         | R-1C                |

### **Listing Details**

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

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