

# \$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!\*\*** 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, 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
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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	41
Zoning	R-1C

### **Listing Details**

Listing Office	CIR Realty
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