

\$320,000 - 5023 40 Street, Innisfail

MLS® #A2198875

\$320,000

3 Bedroom, 2.00 Bathroom, 1,069 sqft
Residential on 0.15 Acres

Southeast Innisfail, Innisfail, Alberta

Welcome to this charming bungalow nestled in a peaceful, quiet neighborhood, offering the perfect balance of tranquility and convenience. Situated on a generously-sized mature lot, this home is surrounded by beautiful landscaping, lovingly tended by the previous owner who took great pride in her vibrant flower beds.

Inside, you'll find a bright and welcoming open-concept space with the kitchen, dining, and living areas seamlessly connected—perfect for entertaining or family gatherings. The main floor boasts three well-sized bedrooms, including a master suite with an attached sunroom where you can relax and enjoy the natural light. The third bedroom features built-in storage, offering endless possibilities for a craft room, office, or any creative space you desire. A fully renovated bathroom on the main floor completes this level of the home.

The basement adds even more value with a convenient kitchenette, ideal for additional living space or hosting guests. The flex space/living room is versatile and can be customized to fit your needs. You'll also find another 3-piece bathroom, laundry area, ample storage, and a cold storage room—perfect for all your seasonal items and extra supplies.

The property includes two detached garages, providing plenty of space for vehicles, hobbies,



or additional storage. Whether you're looking for a peaceful retreat, a home for entertaining, or a space to grow, this bungalow offers it all.

Built in 1961

Essential Information

MLS® #	A2198875
Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5023 40 Street
Subdivision	Southeast Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1H8

Amenities

Parking Spaces	3
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Off Street, Parking Pad
# of Garages	3

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage, Closet Organizers
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings

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

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	10
Zoning	R1-B

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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