

# \$599,900 - 4233 Bauman Way, Innisfail

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MLS® #A2228506

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,785 sqft

Residential on 0.12 Acres

Bella Vista, Innisfail, Alberta

Welcome to a thoughtfully designed home that offers style, space and functionality. This stunning modified bi-level features high ceilings with a bright and open floor plan. A spacious layout perfect for your family. The kitchen is perfectly set up for everyday meals and entertaining. Featuring a gas cook top, wall oven, ample quartz counter space, a central island, and a spacious pantry. Custom built-ins surround the fireplace in the living room giving the space a cozy atmosphere. Just off the dining/kitchen area are two bedrooms with high ceilings and a 4 pc bathroom. Up the stairs and across the pedway, you'll find a private primary retreat complete with your own den or reading area, large en-suite with double sink vanity, jet tub and a large walk-in closet that includes a washer and dryer. The basement is fully finished with a large family room with a wet bar, a fourth bedroom and a full bathroom - ideal for guests or entertaining. Large attached garage with underfloor heat, floor drain and lots of storage space. Step outside to enjoy the covered west facing back deck with privacy louvers, and gas hook up for BBQing, perfect for those warm summer nights and sunsets â€” making outdoor living just as enjoyable as inside.

Built in 2021

## Essential Information



MLS® #	A2228506
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,785
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	4233 Bauman Way
Subdivision	Bella Vista
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G0P1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	39
Zoning	R-1C

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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