

# \$515,000 - 4240 Bauman Way, Innisfail

MLS® #A2240478

**\$515,000**

2 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.13 Acres

Bella Vista, Innisfail, Alberta

Step into this brand-new, never-lived-in bungalow located on a premium corner lot in a peaceful and welcoming community. Designed with modern living in mind, this home offers an open-concept layout thatâ€™s ideal for relaxing or entertaining. Gather around the elegant fireplace or enjoy hosting in the spacious kitchen, complete with a large island and ample cabinetry. The luxurious primary suite features a generous walk-in closet and a sleek ensuite with a double vanity. A second well-sized bedroom, full bathroom, and main floor laundry add to the home's thoughtful layout. The unfinished basement provides endless potentialâ€”create a guest suite, home gym, or a cozy family rec room. Outside, enjoy summer evenings on the finished back deck, and take advantage of the oversized garage for extra storage and convenience. Available for immediate possessionâ€”donâ€™t miss the opportunity to call this beautiful bungalow your forever home. Book your showing today!

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2240478  |
| Price      | \$515,000 |
| 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        | Concrete Driveway, Double Garage Attached, Front Drive, See Remarks |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, 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, See Remarks                                                                                             |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Playground                                                      |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        87  
Zoning                      R-1C

**Listing Details**

Listing Office            Real Broker

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