

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

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage
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	31
Zoning	R1-B

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.