

# \$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.

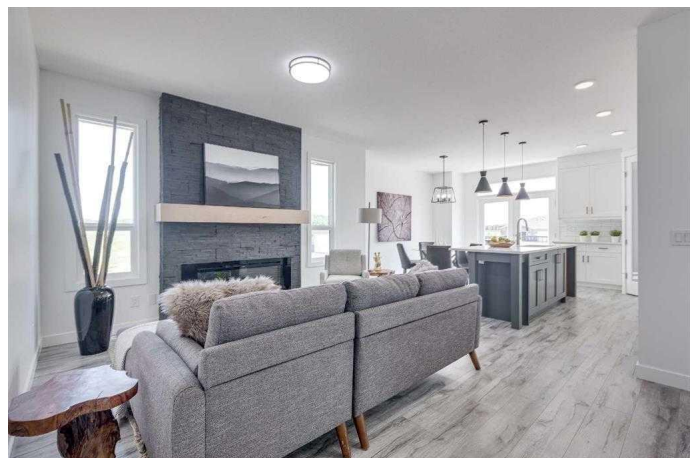
Available for immediate

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                94  
Zoning                              R-1C

**Listing Details**

Listing Office                    Real Broker

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.