

\$400,000 - 5240 40 Street, Innisfail

MLS® #A2258985

\$400,000

4 Bedroom, 3.00 Bathroom, 1,102 sqft

Residential on 0.15 Acres

Southwest Innisfail, Innisfail, Alberta

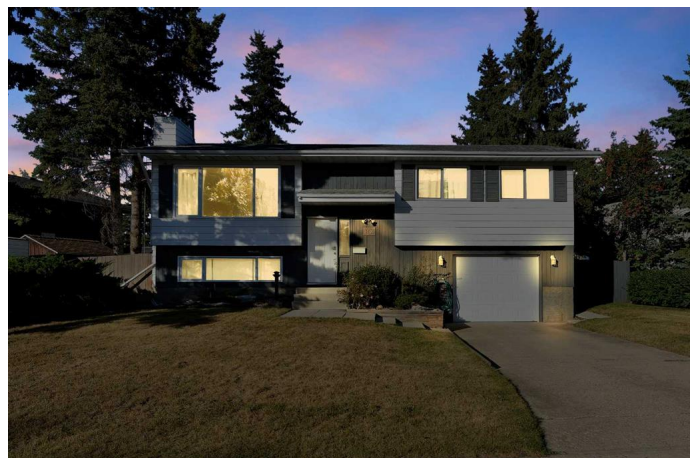
Welcome to 5240 40 Street, Innisfail – a well-cared for and thoughtfully updated bi-level home offering 4 bedrooms, 2.5 bathrooms, and excellent living space for anyone looking for a move-in ready space with room to grow. Located in a quiet, established neighborhood close to schools, playgrounds, and local amenities, this home combines comfort and convenience in one great package.

Inside, the main level features a bright and welcoming living room with a gas fireplace, flowing into a modern, updated kitchen and dining space. Step outside onto the large deck with privacy wall – perfect for entertaining or relaxing. Three bedrooms are located on the main level, including a spacious primary suite with a 3-piece ensuite and fully tiled walk-in shower.

The lower level offers a fourth bedroom, and additional space for a family room, guest room, or playroom. Updated plumbing and bathrooms and quality finishes throughout, including laminate and tile flooring with carpet only in the upper-floor bedrooms, add to the home's appeal.

Enjoy the fully fenced backyard – ideal for children, pets, and outdoor activities. The oversized single garage provides plenty of room for parking, tools, and storage.

This move-in ready home is situated in a great area, within walking distance to schools and parks. With updated features, functional layout, and great outdoor space, this property offers exceptional value. Don't miss your



chance to own this fantastic property!

Built in 1979

Essential Information

MLS® #	A2258985
Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,102
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5240 40 Street
Subdivision	Southwest Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G5

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	19
Zoning	R-1B

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.