

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

MLS® #A2240478

**\$515,000**

2 Bedroom, 2.00 Bathroom, 1,432 sqft  
Residential on 0.13 Acres

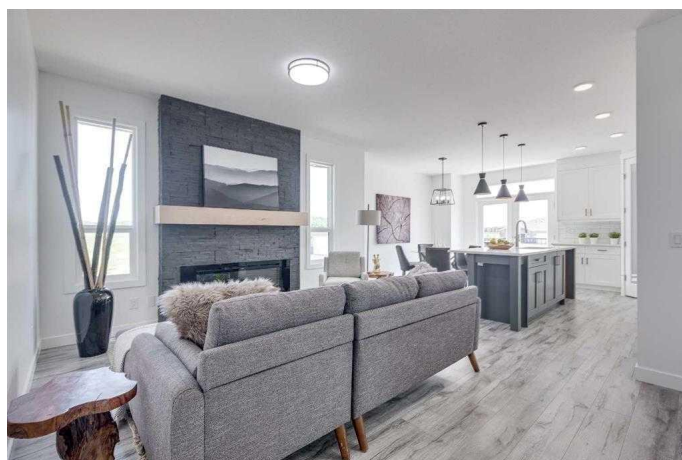
Bella Vista, Innisfail, Alberta

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, Stone Counters, Walk-In Closet(s)
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                2  
Zoning                              R-1C

**Listing Details**

Listing Office                    Real Broker

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