

\$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 | 29 |
| Zoning | R1-B |

Listing Details

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