



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4240 Bauman Way  
Innisfail, Alberta**

**MLS # A2240478**



**\$515,000**

<b>Division:</b>	Bella Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,432 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, See Remarks		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, Street Lightin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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 that'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 potential—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 possession—don't miss the opportunity to call this beautiful bungalow your forever home. Book your showing today!