



GRASSROOTS
REALTY GROUP

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4240 Bauman Way
Innisfail, Alberta

MLS # A2284988



\$499,900

Division:	Bella Vista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,422 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

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

Inclusions: None

Welcome to this brand-new, never-lived-in bungalow located on a premium corner lot in the peaceful and welcoming community of Bella Vista. Builder provides APPLIANCE CREDIT OF \$4500. 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 is a blank canvas ready for your creative touch—create a guest suite, home gym, or a cozy family rec room. Outside, enjoy summer evenings on the finished back deck. Available for immediate possession—don't miss the opportunity to call this beautiful bungalow your forever home. Book your showing today!