

# \$539,900 - 5409 44a Street Close, Innisfail

MLS® #A2258882

**\$539,900**

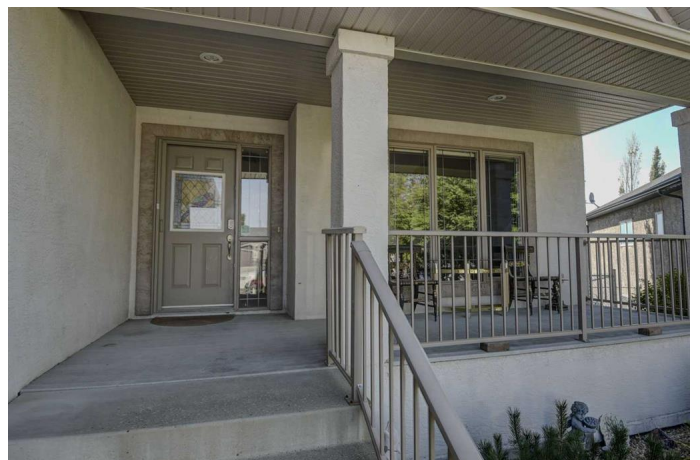
4 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.16 Acres

Westpark Meadows, Innisfail, Alberta

This stunning walkout bungalow not only has all the bells and whistles but also located in a quiet picturesque cul-de-sac. The main floor is an open concept with vaulted ceilings in a bright living room and a spacious dining room. Main floor has ceramic tile throughout. The kitchen has a large island with an abundance of cupboards, a large corner pantry, stainless steel appliances and a built-in wine rack. The dining area has space for a large dining table and a spot for a custom china cabinet. The living room has a spot for a 2nd fireplace, if desired. The upper level has two bedrooms, one being the master bedroom with a huge walk in closet and a three piece ensuite. The lower level has been freshly painted and has a fireplace, wet bar area and a large family room. There are two additional bedrooms both with walk-in closets and another three piece bathroom. There is also plenty of storage and in floor heating in both the lower level and the garage. The house is equipped with a water purification system, central air conditioning and outdoor hot water taps. The front yard is professionally landscaped and the backyard is maintenance free with RV parking and hookups (water & electric), a nice garden area, large storage shed and natural gas hookups on both upper and lower decks. This home has many features for a new owner to enjoy. Hurry call your realtor today.

Built in 2003



## Essential Information

MLS® #	A2258882
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5409 44a Street Close
Subdivision	Westpark Meadows
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1Y3

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, Insulated, Off Street, Parking Pad, Concrete Driveway, Garage Faces Front, RV Access/Parking, RV Gated
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Water Purifier
Heating	Fireplace(s), Forced Air, Hot Water, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Blower Fan, Family Room, Mantle

Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, RV Hookup
Lot Description	Back Lane, Few Trees, Landscaped, Lawn, Sloped Down, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	September 21st, 2025
Days on Market	1
Zoning	R-1B

## Listing Details

Listing Office	CIR Realty
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