# \$509,000 - 5409 44a Street Close, Innisfail

MLS® #A2258882

# \$509,000

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 maintenace 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 \$509.000

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 Concrete Driveway, Double Garage Attached, Garage Faces Front,

Insulated, Off Street, Parking Pad, 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 In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Family Room, Gas, Mantle

Has Basement Yes

Basement Full, Exterior Entry, Walk-Out

## **Exterior**

Exterior Features BBQ gas line, RV Hookup

Lot Description Back Lane, Few Trees, Landscaped, Lawn, Yard Lights, Sloped Down

Roof Asphalt Shingle

Construction Manufactured Floor Joist, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 21st, 2025

Days on Market 46

Zoning R-1B

# **Listing Details**

Listing Office CIR Realty

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