

# \$749,900 - 35 Aspen Heights Way, Innisfail

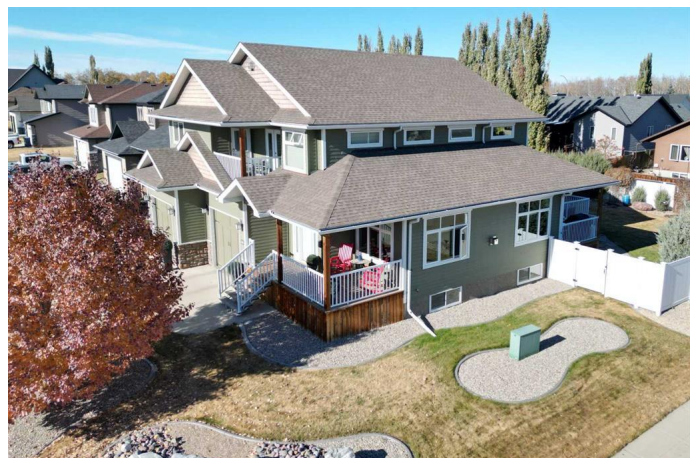
MLS® #A2266660

**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,751 sqft  
Residential on 0.19 Acres

Upland Aspen, Innisfail, Alberta

This well appointed 5 bedroom 4 bathroom executive home is located in one of Innisfail's most desirable neighborhoods -Upland Aspen. Pride of ownership is clearly evident from the moment you pull up. This beautifully designed and fully developed two-story home combines modern comfort, functionality, and thoughtful upgrades throughout. The main floor features a bright and inviting open layout highlighted by power blinds on five windows, a stunning gas fireplace, and a kitchen equipped with a fridge-freezer combo and double wall oven, gas cooktop, and a chef's dream island with beautiful hard surface counters. You will enjoy reading in the library, and appreciate the many storage spaces on the main floor. The rich hardwood floors make this floor very inviting. Head upstairs where the stairway splits. One side will take you to the huge bonus room that is complimented with it own outdoor balcony. Head the other direction and you will find 3 large bedrooms, 2 full bathrooms, and upper laundry area. Again, the hardwood floors carry though this level. The basement is perfect for your teenagers. There is a full kitchen area in the basement, 2 generous size bedrooms, laundry area, and a lovely family room. A new hot water tank installed in 2025, adds to the home's convenience. Step outside to enjoy multiple outdoor deck areas perfect for relaxing or entertaining. The yard is fully fenced and landscaped with an underground sprinkler system and a natural gas line running to both the rear deck and the shed. The



property also includes an attached shed on the side of the home for extra storage and Cat 5 wiring outside for security camera setup. Additional features include a double attached garage and front exterior lights on a programmed timer for added security and curb appeal. This exceptional home truly offers a balance of luxury, practicality, and smart design, ready to welcome its next owners.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266660    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,751       |
| Acres          | 0.19        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 35 Aspen Heights Way |
| Subdivision | Upland Aspen         |
| City        | Innisfail            |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4G 1Y5              |

**Amenities**

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                                   |

## Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Track Lighting |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Washer/Dryer, Water Softener, Built-In Refrigerator, Built-In Freezer              |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle, Masonry, Master Bedroom                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                 |
| Basement          | Full                                                                                                                                                                                                                |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                    |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Composite Siding, Stone, Wood Frame                             |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 18                 |
| Zoning         | R-1A               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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