

# \$499,900 - 5409 44a Street Close, Innisfail

MLS® #A2269698

**\$499,900**

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® #         | A2269698    |
| Price          | \$499,900   |
| 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        | 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, Water Purifier, Window Coverings |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, Hot Water                                                                                          |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                   |
| Fireplaces        | Blower Fan, Family Room, Gas, Mantle                                                                                                                |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

**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    | November 7th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-1B               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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