

# \$390,000 - 5240 40 Street, Innisfail

MLS® #A2258985

## \$390,000

4 Bedroom, 3.00 Bathroom, 1,102 sqft  
Residential on 0.15 Acres

Southwest Innisfail, Innisfail, Alberta

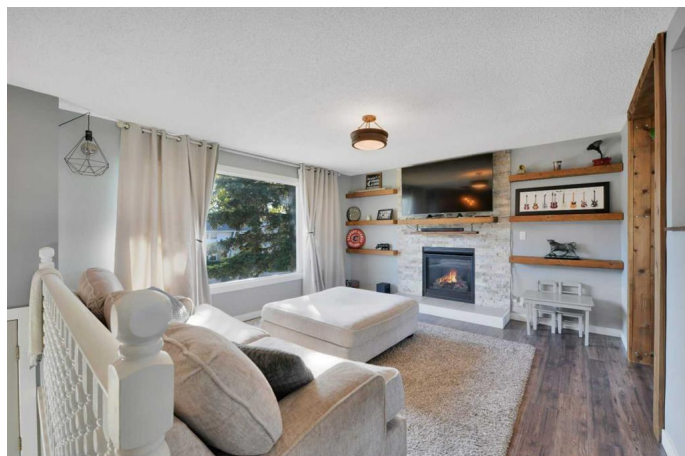
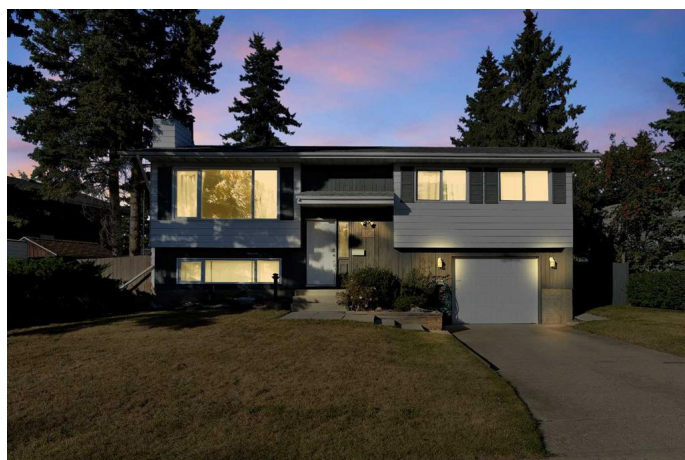
Welcome to 5240 40 Street, Innisfail – a well-cared for and thoughtfully updated bi-level home offering 4 bedrooms, 2.5 bathrooms, and excellent living space for anyone looking for a move-in ready space with room to grow. Located in a quiet, established neighborhood close to schools, playgrounds, and local amenities, this home combines comfort and convenience in one great package.

Inside, the main level features a bright and welcoming living room with a gas fireplace, flowing into a modern, updated kitchen and dining space. Step outside onto the large deck with privacy wall – perfect for entertaining or relaxing. Three bedrooms are located on the main level, including a spacious primary suite with a 3-piece ensuite and fully tiled walk-in shower.

The lower level offers a fourth bedroom, and additional space for a family room, guest room, or playroom. Updated plumbing and bathrooms and quality finishes throughout, including laminate and tile flooring with carpet only in the upper-floor bedrooms, add to the home's appeal.

Enjoy the fully fenced backyard – ideal for children, pets, and outdoor activities. The oversized single garage provides plenty of room for parking, tools, and storage.

This move-in ready home is situated in a great area, within walking distance to schools and parks. With updated features, functional layout, and great outdoor space, this property offers exceptional value. Don't miss your



chance to own this fantastic property!

Built in 1979

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258985    |
| Price          | \$390,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,102       |
| Acres          | 0.15        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 5240 40 Street      |
| Subdivision | Southwest Innisfail |
| City        | Innisfail           |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4G 1G5             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Open Floorplan, Pantry                                                    |
| Appliances        | Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |

|                 |                                 |
|-----------------|---------------------------------|
| # of Fireplaces | 1                               |
| Fireplaces      | Gas, Living Room, Mantle, Stone |
| Has Basement    | Yes                             |
| Basement        | Full                            |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Siding          |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 44                   |
| Zoning         | R-1B                 |

### Listing Details

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

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