

\$529,900 - 40 Aspen Heights Way, Innisfail

MLS® #A2251918

\$529,900

3 Bedroom, 2.00 Bathroom, 1,614 sqft
Residential on 0.13 Acres

Upland Aspen, Innisfail, Alberta

Welcome to this beautifully maintained ranch-style bungalow, perfectly suited for those looking to downsize, enjoy an easy-living lifestyle, or travel with peace of mind. Tucked away in one of Innisfail's most desirable and quiet neighbourhoods, this home backs onto a gorgeous mature treed area and connects directly to the town's walking trail system, offering both serenity and convenience. Inside, the open and bright floor plan is enhanced by high ceilings, freshly painted, upgraded lighting, and high-end blinds throughout. The kitchen is a true highlight, featuring granite countertops, abundant cabinetry, a large peninsula with seating, and newer appliances—ideal for both daily living and entertaining. The spacious primary bedroom provides a walk-in closet, a spacious 3-piece ensuite, and peaceful views of the landscaped backyard and treed greenspace, while two additional bedrooms offer flexibility for guests, hobbies, or a home office, alongside a full 4-piece main bathroom. A 3-season sunroom extends your living space, creating the perfect spot to enjoy morning coffee or unwind in the evenings. The beautifully landscaped yard is designed for easy maintenance and includes concrete space ready for a gazebo or hot tub. Hobbyists will appreciate the incredible 15x11 heated (in-floor), insulated workshop with 220V power, perfect for projects, storage, or a man cave. The property also offers an extra-wide concrete pad for parking, RV space if needed,



and a fully fenced yard. With numerous upgrades and meticulous care by the current owners, this home is move-in ready and truly captures the best of comfort, convenience, and quiet living.

Built in 2007

Essential Information

MLS® #	A2251918
Price	\$529,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,614
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	40 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, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Other, Three-Sided
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	August 27th, 2025
Days on Market	2
Zoning	R1-B

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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