

# \$342,500 - 5232 40 Street, Innisfail

MLS® #A2227861

**\$342,500**

4 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.15 Acres

Margodt, Innisfail, Alberta

This 1978 bungalow is a true gem—extremely well maintained and full of warmth and character. Located in the heart of town, this fully finished home offers exceptional convenience with easy walking access to shops, schools, parks, and more.

Featuring 4 bedrooms (3 up, 1 down) and 2 full bathrooms (1 up and 1 down), there's plenty of space for families, guests, or a home office setup. The bright and functional main floor includes a spacious living room complete with a gas fireplace, a well-laid-out kitchen, and a dining area perfect for everyday living or entertaining. Custom Hunter Douglas UV rated blinds help keep the livingroom nice and cool through the summer months.

Downstairs, you'll find a fully finished basement offering a large rec room, extra storage, and the fourth bedroom, additional full bathroom, making it ideal for teens, visitors, or extended family.

Enjoy outdoor living with beautifully maintained landscaping, a tranquil pond, and raised garden boxes ready for your green thumb. The vegetable garden has been planted and is growing so you can enjoy the rewards! An attached carport, complete with wood shop, and additional rear off-street parking pad provide ample space for vehicles and recreational gear.



Donâ€™t miss this move-in ready home in a highly desirable locationâ€”where pride of ownership truly shines!

Built in 1978

**Essential Information**

MLS® #	A2227861
Price	\$342,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5232 40 Street
Subdivision	Margodt
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1G2

**Amenities**

Parking Spaces	2
Parking	Alley Access, Driveway, Off Street, Parking Pad, Carport, Workshop in Garage

**Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, Lawn, Standard Shaped Lot
Roof	Asphalt
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	2
Zoning	R-1B

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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