

\$499,900 - 22 Aspen Heights Way, Innisfail

MLS® #A2099279

\$499,900

5 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.16 Acres

Upland Aspen, Innisfail, Alberta

FULLY DEVELOPED 5 BEDROOM, 3 BATH BI-LEVEL WITH OVER 1300 SQ. FT. ABOVE GRADE ~ LOCATED ON A QUIET CRESCENT WITH NO NEIGHBOURS BEHIND ~ HEATED DOUBLE GARAGE PLUS OVERSIZED DRIVEWAY WITH PLENTY OF ROOM FOR YOUR RV ~ A spacious foyer with raised ceilings welcomes you to this family home ~ Open concept main floor layout complemented by hardwood flooring ~ The living room features large south facing windows offering tons of natural light, has a gas fireplace with stacked stone detail and opens to the dining room where you can easily host a large family gathering ~ The kitchen offers an abundance of warmed stained maple cabinets, ample counter space including an island with an eating bar, full tile backsplash, under cabinet lighting, archway overlooking the dining space with another eating bar, stainless steel appliances, a wall pantry and garden door access to the massive deck and private backyard with no neighbours behind ~ The primary bedroom can easily accommodate a king bed plus large furniture, has dual closets in the bedroom and a walk through closet with built in cabinets that leads to the 4 piece ensuite ~ 2 main floor bedrooms are conveniently located across from the 4 piece main bathroom ~ The fully finished basement features large above grade windows and operational in floor heating ~ The large L-shaped family room has a cozy wood burning stove ~ 2 generous sized bedrooms



(one with a walk in closet) share a 3 piece bathroom ~ Laundry is located in it's own room with a window and offers tons of space for storage ~ The backyard is fully fenced, landscaped and has a shed with an overhead door ~ 22' x 20' heated garage is insulated, finished with painted drywall and has a man door leading to the side and backyards ~ Excellent location in a family friendly crescent, steps to the Innisfail ski hill, Centennial Park and Trans Canada walking trail that leads to a playground, picnic area and Napoleon Lake with easy access to the library and learning centre, Dodd's Lake, shopping and schools.

Built in 2006

Essential Information

MLS® #	A2099279
Price	\$499,900
Sold Price	\$455,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,327
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	22 Aspen Heights Way
Subdivision	Upland Aspen
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1Y6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	5
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, See Remarks

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Free Standing, Gas, Living Room, See Remarks, Stone, Tile, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Yard, No Neighbours Behind, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	February 22nd, 2024
Days on Market	50
Zoning	R1B
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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