

# \$499,900 - 85 Aspen Heights Way, Innisfail

MLS® #A2224115

**\$499,900**

3 Bedroom, 3.00 Bathroom, 2,314 sqft

Residential on 0.09 Acres

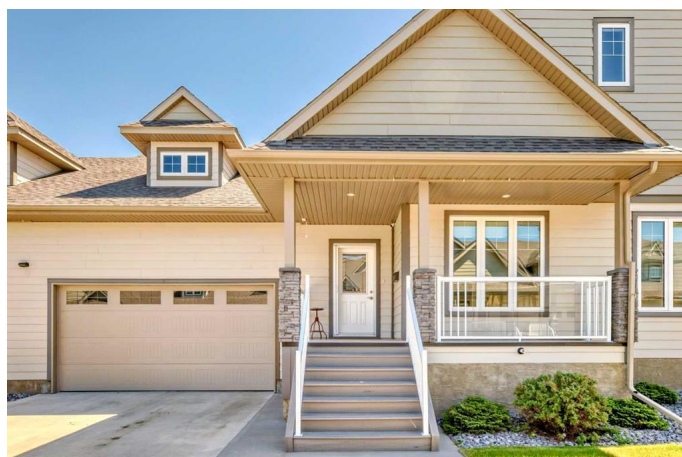
Upland Aspen, Innisfail, Alberta

LUXURY adult living at it's finest! There are only 8 units in this desirable, age restricted, bare land condominium community. Located across the road from the Innisfail Golf Course and the Innisfail Ski Hill, this property also offers easy access to the Napoleon Lake walking trails. This home is a fully developed bungalow with a double attached, heated garage, front and rear covered decks and impeccably maintained landscaping. Inside, you will find 9' ceilings, professional grade stainless steel appliances, granite counter tops, central air conditioning, luxury vinyl plank flooring, a gas fireplace and motion activated stair lighting. This property boasts a beautiful open concept kitchen/dining/living room, a spacious master suite with 4 piece ensuite, and main floor laundry. Downstairs, you will find two more bedrooms, another full bathroom, a theatre room and a very large storage room. This professionally finished home has been lovingly cared for and shows as near perfect!

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2224115  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 2,314         |
| Acres          | 0.09          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 85 Aspen Heights Way |
| Subdivision | Upland Aspen         |
| City        | Innisfail            |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4G 1Y6              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | None, Trash, Visitor Parking  |
| Utilities      | Cable Available, Cable Internet Access, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Available, Phone Available, Water Available |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking, Guest   |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Convection Oven, Gas Stove, Oven                               |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Tile   |
| Has Basement      | Yes  |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Lighting, Private Entrance   |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Wood Frame, Masonite   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 6              |
| Zoning         | R-3            |

## Listing Details

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

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