

# \$699,000 - 5208 Woodland Road, Innisfail

MLS® #A2221327

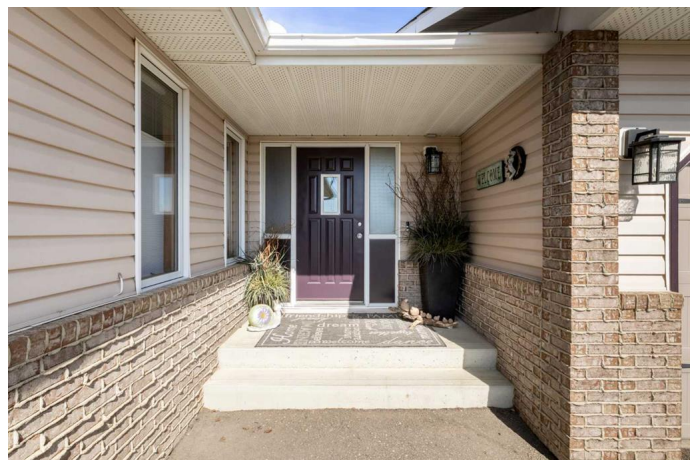
**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,837 sqft

Residential on 0.39 Acres

Woodlands, Innisfail, Alberta

Nestled on a beautifully landscaped 0.39-acre lot in town, this exceptional bungalow offers the perfect balance of warmth, functionality, and timeless character. Thoughtfully updated and lovingly maintained, this home welcomes you with a host of features designed to make everyday living comfortable, elegant, and effortlessly enjoyable. As you approach the property, youâ€™ll immediately notice the pride of ownership reflected in the manicured yard, mature trees, and picture-perfect curb appeal. Two mature apple trees add charm and seasonal delight, while a kidsâ€™ playhouse, greenhouse, and two functional sheds provide fun, utility, and versatility. The backyard is a true sanctuary â€“ private and peaceful, with tall trees lining the rear of the property and a sprinkler system with timer keeping the beautifully arranged shrubs and greenery lush with ease. Step inside to an inviting and spacious main floor, where natural light is abundant through the windows and reflects off the refinished and hardwood floors, which now flow seamlessly throughout the living space, elevating the homeâ€™s warmth. The welcoming front entry opens to a flexible office or study, perfect for remote work or a quiet retreat. The main floor continues with a thoughtfully designed layout that includes a large primary bedroom, a generously sized second bedroom, and a beautifully appointed main bathroom featuring a soaker tub. A convenient 2-piece powder room and laundry area on the main floor offer added ease for



day-to-day living. At the heart of the home, the living room impresses with vaulted ceilings, an inviting gas fireplace, and an open connection to the kitchen and dining areas—ideal for both cozy evenings and entertaining. The kitchen features a functional island, newer granite countertops, and an electric stove with a gas hookup option if you ever wanted to change out the current stove for a gas. From the kitchen, step out to a covered deck area complete with a gas stand-up heater and drop blinds, perfect space for enjoying your morning coffee while watching the birds, or winding down in the evening in your private outdoor retreat. The fully finished basement expands your living space even further, featuring in-floor heating for year-round comfort. Here, you™ find a spacious family/TV room, a pool table and bar area ideal for entertaining, a full 4-piece bathroom, and two large additional bedrooms. A flexible open space offers endless possibilities—whether as a kids™ play zone, home gym, or creative studio. Additional highlights include central air conditioning, updated finishes, and a thoughtful blend of indoor comfort and outdoor living including plenty of space to park your RV. This property is more than just a home—it™s a lifestyle. Whether you™re hosting guests, raising a family, or simply enjoying quiet mornings in nature, this residence provides the space, setting, and soul to make every day feel special. It can also be purchased fully furnished as everything is negotiable.

Built in 1993

### **Essential Information**

MLS® #	A2221327
Price	\$699,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,837
Acres	0.39
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	5208 Woodland Road
Subdivision	Woodlands
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1E3

### Amenities

Parking	Double Garage Attached, Driveway, Garage Faces Front, Gravel Driveway, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Gas Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard, Storage, Misting System
Lot Description	Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Private, Gentle Sloping
Roof	Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	10
Zoning	R-1B

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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