

# \$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 13

Zoning R-3

## Listing Details

Listing Office RE/MAX real estate central alberta

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