

# \$795,000 - 11206 512 Township, Innisfree

MLS® #A2188508

## \$795,000

4 Bedroom, 3.00 Bathroom, 1,657 sqft  
Residential on 8.06 Acres

NONE, Innisfree, Alberta

Move-In Ready Bungalow on 8 Acres â€“  
Perfect for Your Next Home!

Located just half a kilometre off paved roads and 5 minutes to the community of Innisfree, this stunning bungalow offers the perfect mix of space, comfort, and natural beauty. Set on 8 acres, this property is fully move-in ready and designed to meet all your needs. The main floor boasts: a bright eat-in kitchen; a cozy family room with a wood-burning fireplace; a formal dining room and a spacious living room filled with natural light from large south-facing windows. Three bedrooms, including a master with an ensuite, plus a full 4-piece bathroom. The fully finished basement adds even more living space: A massive recreation room, perfect for family movie nights or game days; an oversized bedroom with a large closet; a dedicated craft or office space; a storage room and a 3-piece bathroom. Recent upgrades include: New windows, A/C, shingles, eavestroughs, and fresh paint (interior and exterior). Outdoor features include: A newly built second double-car garage with plenty of room for vehicles, toys, and equipment; Fencing and cross-fencing with page wire suitable for goats and sheep; A fruit-producing orchard with 30+ trees and a large garden plotâ€”ideal for gardeners; A gazebo for relaxing summer days and a fire pit for cozy evenings under the stars. This property is truly a must-see. Donâ€™t miss out on your chance to own this incredible acreage home! The Village of



Innisfree offers a Kindergarten-grade 12 school, a convenience store with gas station, banking, postal service and a short commute to major centers including Vegreville, Vermilion and Edmonton.

Built in 1980

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2188508                         |
| Price          | \$795,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,657                            |
| Acres          | 8.06                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11206 512 Township        |
| Subdivision | NONE                      |
| City        | Innisfree                 |
| County      | Minburn No. 27, County of |
| Province    | Alberta                   |
| Postal Code | T0B 2G0                   |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached |
| # of Garages   | 4  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, No Smoking Home, Vinyl Windows |
|-------------------|--|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Refrigerator, Stove(s), Washer/Dryer     |
| Heating         | Forced Air, Natural Gas                              |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Family Room, Wood Burning, Brick Facing, Glass Doors |
| Has Basement    | Yes  |
| Basement        | Finished, Full                                       |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard  |
| Lot Description   | Lawn, Garden, Gentle Sloping, Pasture, Fruit Trees/Shrub(s), Gazebo |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 89                 |
| Zoning         | Agric              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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