

# \$849,900 - 5323 48 Street, Innisfail

MLS® #A2267139

**\$849,900**

5 Bedroom, 5.00 Bathroom, 2,502 sqft

Residential on 0.15 Acres

Madison Park, Innisfail, Alberta

This Home Isnâ€™t Just a House â€™ Itâ€™s a Lifestyle.

Attention to detail is evident the moment you walk through the stained glass front door.

From top to bottom, this Bomaier Custom-Built Home radiates quality, warmth, and timeless elegance. Designed with connection and comfort in mind, this 5-bedroom, 5-bathroom home is where family gathers, friends linger, and memories are made.

Step inside to soaring 18-foot ceilings and a breathtaking floor-to-ceiling stone fireplace with a granite hearth and an exotic African Bubinga hardwood mantle â€™ a stunning center-piece that immediately sets the tone. The open-concept main level flows effortlessly into a traditional dining room framed with classic wainscoting walls, creating an inviting space for both elegant dinners and relaxed family meals.

The kitchen is every chefâ€™s dream, designed with entertaining and everyday living in mind. It features a double-oven six-burner Heartland stainless steel gas stove, a Sub-Zero side-by-side stainless steel fridge, granite countertops, a walk-in pantry, and a spacious breakfast bar â€™ all surrounded by exceptional craftsmanship and finishes.

The primary suite, conveniently located on the main floor, is a luxurious retreat overlooking the backyard and neighbourhood pond. It



features a generous walk-in closet and a spa-inspired 4-piece ensuite complete with a large walk-in shower, double vanities, and in-floor heating for year-round comfort.

Downstairs, the home continues to impress with a stunning Black Walnut bar and billiard room – the ultimate space for entertaining or unwinding. The lower level also includes a Bosch dishwasher, a second fridge, and plenty of room for a home gym, movie area, or guest accommodations.

Every inch of this property showcases thoughtful updates and premium details. Gemstone lighting was added in 2022, along with a new hot water tank.

The garage was upgraded with a forced-air heater in 2025 and new garage door windows in 2024. Enhanced insulation in all floors and walls boosts efficiency, comfort and a calm, quiet atmosphere.

The extra-wide staircases, complete with lighting in the risers, add both grandeur and practicality. Outside, the backyard oasis offers tranquility and style with a rock water feature, timed landscape lighting, and irrigation in both the front and back yards. The yard is also wired for a hot tub, with the circuit breaker already installed in the shed.

Additional features include central vacuum, ample parking across the street, and in-floor heating in the kitchen, bathrooms, ensuite, and basement. All appliances are included – from the Sub-Zero fridge to the Bosch dishwashers – and the pool table remains. Gym equipment and furniture are negotiable to make this beautiful home truly move-in ready. From the craftsmanship to the comforts, every detail has been designed to impress. This is more than a house – it's a lifestyle of

elegance, warmth, and connection, ready to welcome its next chapter.

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267139          |
| Price          | \$849,900         |
| Bedrooms       | 5                 |
| Bathrooms      | 5.00              |
| Full Baths     | 3                 |
| Half Baths     | 2                 |
| Square Footage | 2,502             |
| Acres          | 0.15              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5323 48 Street  |
| Subdivision | Madison Park    |
| City        | Innisfail       |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 0A2         |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                           |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Off Street, Aggregate |
| # of Garages   | 2                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Sound, Crown Molding, Tray Ceiling(s)                                                                                                                                                 |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Gas Oven, Water Softener |
| Heating         | Forced Air                                                                                                                                                                            |
| Cooling         | Central Air                                                                                                                                                                           |
| Fireplace       | Yes                                                                                                                                                                                   |
| # of Fireplaces | 1                                                                                                                                                                                     |
| Fireplaces      | Gas, Living Room, Mantle, Stone                                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                                                                   |
| Basement        | Full                                                                                                                                                                                  |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Other                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Concrete, Wood Frame, Other                                                 |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 5                  |
| Zoning         | R1-C               |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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