

# **\$519,900 - 6305 58 Avenue, Innisfail**

MLS® #A2230269

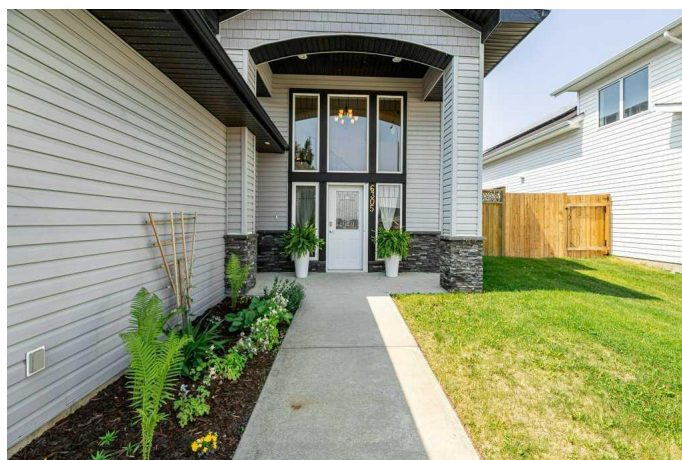
**\$519,900**

4 Bedroom, 3.00 Bathroom, 1,341 sqft

Residential on 0.13 Acres

Hazelwood Estates, Innisfail, Alberta

Welcome to your dream home! This beautifully designed home offers 4 beds & 3 baths with & plenty of room for all sizes of families. A grand tiled entry welcomes you upstairs to find HARDWOOD floors, a cozy living room with gas FIREPLACE, & a delicious kitchen offering GRANITE counter tops, an island, pantry, & stainless steel appliances including a gas range! The bright dining area boasts room for your special cabinet providing fantastic western views & a private backyard backing onto pasture, with no rear neighbors!. Step outside to find a piece of paradise from morning coffees to evening BBQ's & sunsets! There is a gas line for BBQ, the vegetable garden has an auto drip system which stays, & a smaller yard means less maintenance! Fabulous primary bedroom delights with room for a king bed, a massive walk-in closet & a relaxing ensuite with separate shower & soothing jet tub. There is one more spacious bedroom & a 4 pc bath to complete the main floor. The lower level invites you to enjoy the big comfy family room, 2 more sizable bedrooms, another 4 pc bath, awesome gym/office flex room & a convenient laundry room! In-floor heat & a 5 yr old tankless hot water heater add to your year round comfort. The attached garage is equipped with in-floor heat & 230V. All appliances are included. Underground sprinklers in the front yard are an added bonus! Located in a friendly neighborhood, just a short walk to the lake, close to all amenities & the Innisfail Golf Club.



It's time to live your best life!

Built in 2009

### Essential Information

MLS® #	A2230269
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,341
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6305 58 Avenue
Subdivision	Hazelwood Estates
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4R 0A4

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Tankless Water Heater, Water Conditioner
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Garden, Landscaped, Lawn, Underground Sprinklers, Sloped Up
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	47
Zoning	R-1C

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.