

# \$569,900 - 6613 58 Avenue, Innisfail

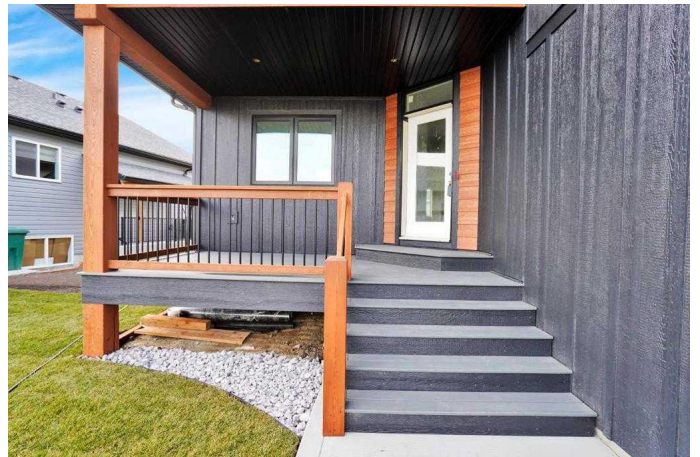
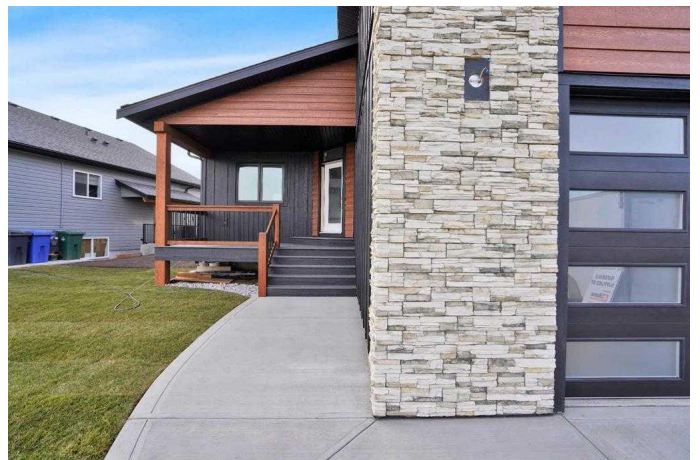
MLS® #A2192654

## \$569,900

2 Bedroom, 2.00 Bathroom, 1,426 sqft  
Residential on 0.15 Acres

Hazelwood Estates, Innisfail, Alberta

Welcome to this stunning executive bungalow that exudes modern elegance and charm. Its exceptional curb appeal is enhanced by a tasteful blend of light stone, striking black and natural wood colored board and batten exterior, creating a warm and inviting presence. Step into the spacious entryway featuring a shiplap accent wall, complete with a cozy bench for convenient storage of shoes and coats. Inside, the open-concept layout connects the kitchen, living, and dining areas, ensuring a bright, welcoming space perfect for entertaining. The living room boasts a sleek linear electric fireplace set against a shiplap feature wall with a stylish mantle, and opens onto a composite deck with aluminum railings, ideal for outdoor gatherings. The kitchen features shaker-style cabinets, elegant quartz countertops, and a generous eat-up island, allowing you to stay engaged with guests while preparing meals. The home showcases vinyl plank flooring and custom trim work throughout, adding to its refined, cohesive feel. This level also includes a primary bedroom retreat with a spacious walk-in closet and a luxurious ensuite bathroom, complete with a walk-in tiled shower featuring a glass door and built-in bench and vanity with double sinks. There's also a versatile office space, easily convertible to a second main floor bedroom, and a beautifully appointed 4-piece guest bathroom with a bathtub. This home also offers the convenience of a main-floor laundry room that leads out to the attached



double car garage, featuring extra-high ceilingsâ€”perfect for additional storage or larger vehicles. The lower level, with its own private entrance from the exterior, has roughed-in in-floor heating and the possibility of future basement development including a second kitchen/wet bar or a suite with Town of Innisfail approval. The lot also has convenient back alley access. With its thoughtful layout and high-end finishes, this home effortlessly combines comfort, style, and functionality in the beautiful neighborhood of Hazelwood!

Built in 2024

**Essential Information**

MLS® #	A2192654
Price	\$569,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,426
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	6613 58 Avenue
Subdivision	Hazelwood Estates
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0N9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### **Interior**

Interior Features See Remarks  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features None  
Lot Description Back Yard, See Remarks  
Roof Asphalt Shingle  
Construction Stone  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 5th, 2025  
Days on Market 160  
Zoning R-1B

### **Listing Details**

Listing Office Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.