

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

MLS® #A2230269

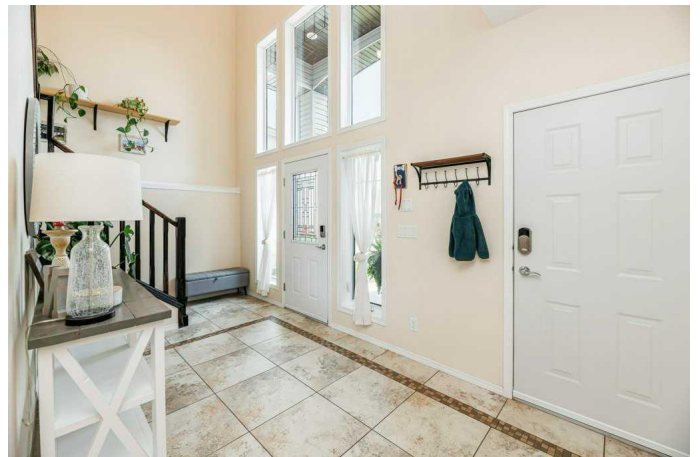
**\$519,900**

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, Tankless Water Heater, Washer, Water Conditioner, Window Coverings |
| 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 | 30              |
| Zoning         | R-1C            |

## Listing Details

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

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