



GRASSROOTS
REALTY GROUP

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**6305 58 Avenue
Innisfail, Alberta**

MLS # A2230269



\$529,500

Division:	Hazelwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Sloped Up, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: patio umbrella, auto drip system for vegetable garden

Welcome to your dream home! This beautifully designed reverse walkout bungalow 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 delectable kitchen with GRANITE counter tops, island, pantry, & stainless steel appliances including a gas range. The bright dining area boasts room for your special cabinet with a fantastic view of the WEST facing backyard. 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. 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 bedrooms, another 4 pc bath, awesome gym/office flex room & an awesome laundry room! Infloor heat & a 5 yr old tankless hot water heater add to your year round comfort. The attached garage is equipped with infloor 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!