



GRASSROOTS
REALTY GROUP

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**6305 58 Avenue
Innisfail, Alberta**

MLS # A2250770



\$515,000

Division:	Hazelwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,349 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Control(s), Patio Umbrella, Auto Drip System for Vegetable Garden

Bright Reverse Walkout Bungalow Backing Onto Acreages in Hazelwood Welcome to this beautiful 4 Bedroom + Den, 3 Bathroom walkout bungalow in the quiet Hazelwood subdivision on the edge of Innisfail. Just a short walk from Dodds Lake and with a playground just up the street, this home offers the perfect blend of town convenience and the feel of country living. Inside, you're welcomed into a large, bright foyer with soaring ceilings—a striking introduction to the home. From here, a set of stairs leads you up to the main floor where the open-concept kitchen awaits, complete with granite countertops, abundant storage, and plenty of room to gather. The primary suite is a true retreat with a large walk-in closet and spacious 4-piece ensuite. Downstairs, the bright walkout level offers additional bedrooms, a full bath, and a flexible home gym or den—perfect for working from home or hobbies. Outdoors, off the kitchen you will find a cozy patio, great for BBQing and relaxing. For the green thumbs, you also have a garden with drip irrigation system—a dream for those who enjoy growing their own produce. The yard also features front sprinklers, and the property is equipped with hot water on demand, R/O and a water softener, and plenty of thoughtful extras. Backing onto acreages, you'll love the peaceful setting and sense of space, while still enjoying in-town convenience. Whether you're a family wanting room to grow or a couple seeking a bright, quiet retreat close to nature, this immaculate bungalow is ready to welcome you home.