



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6321 58 Avenue
Innisfail, Alberta**

MLS # A2275183



\$549,900

Division:	Hazelwood Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,317 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Slo		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Other, Vinyl Siding	Zoning:	R1-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings		

Welcome to this fully finished reverse walk-out bungalow located in the highly sought-after community of Hazelwood Estates. Designed for comfort and functionality, this home offers 5 bedrooms, 3 full bathrooms, and a bright, open-concept layout that is perfect for families of all sizes. The main floor features vaulted ceilings and an open floor plan filled with abundant natural light, creating a warm and inviting atmosphere. The spacious kitchen is the heart of the home, complete with stainless steel appliances, a large island with ample storage, generous counter space, and extensive cabinetry. A corner sink overlooks the peaceful pasture and green space behind the home—offering beautiful views while you cook. The primary bedroom is well-sized and includes a large walk-in closet and a 4-piece ensuite. Two additional bedrooms and a full bathroom complete the main floor. The home has been recently painted throughout and features a welcoming, spacious entryway along with a good-sized attached garage. The reverse walk-out basement is equally impressive, offering a large, inviting family room filled with natural light, two additional bedrooms, another 4-piece bathroom, laundry area, and tons of storage—perfect for growing families or guests. Step outside to enjoy the west-facing backyard, complete with a relaxing deck, landscaped yard, storage shed, and the added comfort of air conditioning. Backing onto green space, this home offers privacy, views, and a peaceful setting—all while being located in a desirable neighbourhood. This is a rare opportunity to own a beautifully maintained bungalow in Hazelwood Estates—a home that truly has it all.