



**6380 Elmwood Way
Innisfail, Alberta**

MLS # A2300289



\$464,900

Division:	Hazelwood Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,260 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Fireplace

Welcome to this exceptional executive-style half duplex in the sought-after Hazelwood Estates neighbourhood of Innisfail — where quality construction, a fully finished layout, and an unbeatable location come together to offer truly turn-key living. With immediate possession available, this is the one you have been waiting for. From the moment you arrive, this beautifully maintained 2017-built bi-level impresses with strong curb appeal, a covered front porch, and a heated and insulated double attached garage. Step inside to discover a bright, open-concept main floor finished with durable vinyl plank flooring throughout. The kitchen is a standout, featuring stainless steel appliances and a layout designed for both everyday living and entertaining. Main floor laundry and closet organizers throughout add the practical touches that make daily life easy. The main floor offers two bedrooms and two full bathrooms, while the electric fireplace adds warmth and ambience to the living area. Step out through garden doors onto the covered deck overlooking a fully fenced backyard — a private outdoor retreat perfect for relaxing or entertaining. The fully developed basement is an exceptional space, offering two additional bedrooms, a full bathroom, a generous family room, and large storage and utility rooms. Whether you need room for a growing family, overnight guests, or a dedicated hobby space, this lower level delivers. Central air conditioning keeps the home comfortable all summer long, and the heated and insulated garage is a true Alberta luxury — your vehicles and workspace will thank you all winter. The location is second to none. A park sits directly across the street, Dodd’s Lake is just steps away, and walking and biking trails wind throughout the neighbourhood. Golf enthusiasts will love the quick drive to the Innisfail Golf Club, and the ski hill is just

minutes from your front door. Schools, shopping, and all essential services are close at hand. No projects. No waiting. Just move in and enjoy everything this outstanding home and community have to offer.