



GRASSROOTS
REALTY GROUP

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**6613 58 Avenue
Innisfail, Alberta**

MLS # A2192654



\$569,900

Division:	Hazelwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,426 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garage Door Controls (2)

Welcome to this stunning executive bungalow that exudes modern elegance and charm. Its exceptional curb appeal is enhanced by a tasteful blend of light stone, striking black and natural wood colored board and batten exterior, creating a warm and inviting presence. Step into the spacious entryway featuring a shiplap accent wall, complete with a cozy bench for convenient storage of shoes and coats. Inside, the open-concept layout connects the kitchen, living, and dining areas, ensuring a bright, welcoming space perfect for entertaining. The living room boasts a sleek linear electric fireplace set against a shiplap feature wall with a stylish mantle, and opens onto a composite deck with aluminum railings, ideal for outdoor gatherings. The kitchen features shaker-style cabinets, elegant quartz countertops, and a generous eat-up island, allowing you to stay engaged with guests while preparing meals. The home showcases vinyl plank flooring and custom trim work throughout, adding to its refined, cohesive feel. This level also includes a primary bedroom retreat with a spacious walk-in closet and a luxurious ensuite bathroom, complete with a walk-in tiled shower featuring a glass door and built-in bench and vanity with double sinks. There's also a versatile office space, easily convertible to a second main floor bedroom, and a beautifully appointed 4-piece guest bathroom with a bathtub. This home also offers the convenience of a main-floor laundry room that leads out to the attached double car garage, featuring extra-high ceilings—perfect for additional storage or larger vehicles. The lower level, with its own private entrance from the exterior, has roughed-in in-floor heating and the possibility of future basement development including a second kitchen/wet bar or a suite with Town of Innisfail approval. The lot also has convenient back alley access. With its thoughtful layout

and high-end finishes, this home effortlessly combines comfort, style, and functionality in the beautiful neighborhood of Hazelwood!