



GRASSROOTS
REALTY GROUP

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6512 58 Avenue
Innisfail, Alberta

MLS # A2213215



\$599,900

Division:	Hazelwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,662 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, RV Access		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge,		

This immaculate, fully finished modified bi-level offers over 2800 sq ft of beautifully designed living space with a serious wow factor. From the moment you step inside, you'll notice the pride of ownership and like-new condition throughout. The chef-inspired kitchen features elegant cabinetry with crown moldings, a center island with pots and pans drawers, a lowered breakfast bar, and a granite sink perfectly positioned beneath a window that overlooks the backyard. A garden door just off the kitchen leads to a spacious deck, ideal for entertaining. The bright and inviting living room showcases vaulted ceilings, pot lights, and a cozy gas fireplace that creates the perfect gathering space. Upstairs, the massive primary retreat—located above the garage—easily accommodates a king-sized bed and multiple pieces of furniture. It also features a walk-in closet and a spa-like 4-piece ensuite complete with a deep soaker tub and a separate shower. The main floor includes a second bedroom, large laundry room with sink and another well-appointed 4-piece bathroom, offering functionality and comfort for family or guests. The fully finished basement adds even more living space with two generous bedrooms, a modern 3-piece bathroom, and a spacious rec room with a flexible layout—ideal for a home office, play area, or gym. Vinyl flooring flows throughout the lower level, and large windows flood the space with natural light. Additional highlights include a high-efficiency furnace, a hot water tank, and an insulated, drywalled garage. With thoughtful details throughout and plenty of room for everyone, this home is the perfect blend of style, comfort, and practicality. Backyard features under deck storage, a separate storage shed and a vinyl fence.

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