

**6321 58 Avenue
Innisfail, Alberta**

MLS # A2275183

\$549,900



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|------------------|---|---------------|-------------------|
| Division: | Hazelwood Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,317 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Sloping Lot | | |

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| 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. New furnace & hot water tank. This is a rare opportunity to own a beautifully maintained bungalow in Hazelwood Estates—a home that truly has it all.