

# \$579,900 - 6613 58 Avenue, Innisfail

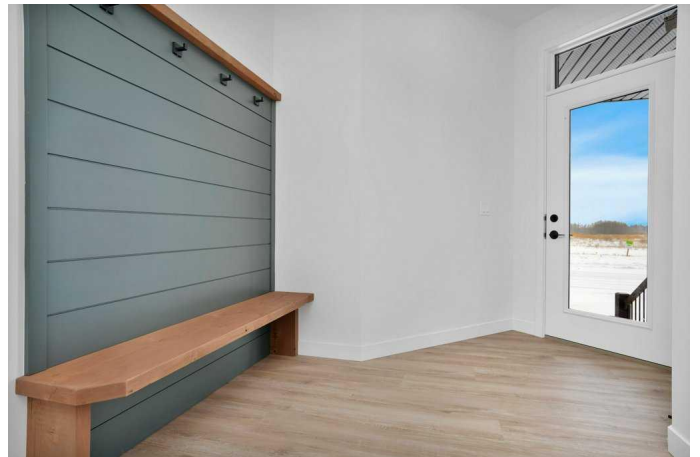
MLS® #A2192654

**\$579,900**

2 Bedroom, 2.00 Bathroom, 1,426 sqft  
Residential on 0.14 Acres

Hazelwood Estates, Innisfail, Alberta

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 ceilingsâ€”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!

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2192654    |
| Price          | \$579,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,426       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6613 58 Avenue    |
| Subdivision | Hazelwood Estates |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 0N9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

### **Interior**

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features None

Lot Description Back Yard, See Remarks

Roof Asphalt Shingle

Construction Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed February 5th, 2025

Days on Market 58

Zoning R-1B

### **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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