

# \$469,900 - 6440 Elmwood Way, Innisfail

MLS® #A2200923

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 0.11 Acres

Hazelwood Estates, Innisfail, Alberta

Welcome to easy living by the lake! This beautifully maintained, fully finished bungalow styled-duplex offers a serene lifestyle in a quiet neighborhood surrounded by green space, walking paths, and lake views. Step into this no-stairs, low-maintenance bungalow with everything you need on the main floor. The spacious primary bedroom features a walk-in closet and a private 3-piece ensuite, while a second bedroom on the main floor doubles perfectly as an office or cozy den. Completing the main-floor is a 4PC bathroom for guests.

The kitchen boasts charming oak cabinetry, ample counter space, a corner pantry, and a large eat-up island—ideal for casual dining or entertaining. With 36-inch-wide interior doors, a neutral color palette, and stylish flooring throughout, this home exudes a warm and welcoming ambiance. The attached, heated garage is generously sized, making it perfect for extra storage or workshop space.

Step out onto the composite deck from the back door for effortless BBQs or gatherings, overlooking a low-maintenance yard equipped with a large shed and a lovely lower concrete sitting area and RV Parking

The fully finished basement expands your living space with an additional large bedroom, a 3-piece bathroom, a spacious family room, and a versatile landing area for crafting or storage. With peaceful surroundings and



thoughtful design, this home truly embodies convenient, comfortable living by the lake.

Built in 2011

### **Essential Information**

MLS® #	A2200923
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,173
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	6440 Elmwood Way
Subdivision	Hazelwood Estates
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A4

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	23
Zoning	R-2

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.