

**6321 58 Avenue  
Innisfail, Alberta**

**MLS # A2275183**



# \$549,900

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

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other, Vinyl Siding	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.