



GRASSROOTS
REALTY GROUP

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6368 58 Avenue
Innisfail, Alberta

MLS # A2324681



\$498,000

Division:	Hazelwood Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,024 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Central Vacuum, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1C
Utilities:	-

Inclusions: Garden Shed, Two Raised Bed Garden Boxes

Welcome to this immaculate, exceptionally well-maintained 4-bedroom, 2-bathroom home nestled in the highly sought-after community of Hazelwood Estates. Perfectly situated just a hop, skip, and a jump from the Innisfail Golf Course, Dodd's Lake and the Innisfail Ski Hill, you'll enjoy easy access to scenic walking paths, peaceful fishing opportunities, and the beauty of nature right at your doorstep. Pride of ownership is evident throughout this smoke-free home, featuring new flooring throughout in 2024, fresh paint and numerous thoughtful updates and upgrades. The bright, functional kitchen includes a new refrigerator and induction stove installed in December 2023, while the oversized washer and dryer, installed in March 2024, make everyday living even more convenient. The fully developed walk-out basement offers comfortable in-floor heating, creating a warm and inviting space for family and guests. Additional mechanical upgrades include a new oversized Bradford White hot water tank installed in January 2026 and a high-efficiency Keeprite furnace for year-round comfort and efficiency. Outside, you'll love the beautifully manicured yard with green space behind the property, providing added privacy with no rear neighbors. The durable PVC vinyl fencing is perfect for children and pets, while the spacious 24' x 24' heated detached garage offers plenty of room for vehicles, storage, and hobbies. This property includes 2 raised bed garden boxes and a garden shed for storing your landscaping equipment and tools. Four new exterior entry doors—including the front entrance, kitchen door, walk-out basement door, and garage man door—add both style and peace of mind. Each door has the added security of a multi-point locking system. With the added bonus of RV parking on the property, this exceptional home truly has it all. Whether you're relaxing in the

private backyard, exploring nearby Dodd's Lake, or enjoying the many recent upgrades, this move-in-ready property offers the perfect blend of comfort, convenience, and location. Don't miss your opportunity to make this outstanding Hazelwood Estates home your own!