

\$459,000 - 6372 Cedar Way, Innisfail

MLS® #A2115001

\$459,000

3 Bedroom, 3.00 Bathroom, 1,242 sqft
Residential on 0.16 Acres

Hazelwood Estates, Innisfail, Alberta

This beautiful, well-appointed home is mere steps away from Dodd's Lake in the desirable neighbourhood of Hazelwood Estates. Upon entering through the front door, you will immediately appreciate the bright and sunny layout of the south facing living room, dining area and kitchen. The main floor has laminate wood flooring throughout with the exception of the entryway and bathrooms which have ceramic tile. The living room features a gas corner fireplace and leads you into the dining area and kitchen. The kitchen comes equipped with a refrigerator that is only about 6 months old, dishwasher, built-in microwave, built-in convection oven and an induction stovetop. The dining area leads out onto the deck which has a gas line plumbed in for the barbecue, meaning your days of filling propane tanks are over! The primary bedroom has a wall mounted electric fireplace as well as a 4 piece ensuite bathroom. Also located on the main floor is a second bedroom and another 3 piece bathroom. The upstairs laundry room is conveniently located at the main floor entrance from the double garage. Going downstairs to the basement, you will find a storage area which leads into the illegal suite. The basement flooring is concrete and is heated with in-floor heating throughout. The basement has its own separate entrance from the back yard. The basement illegal suite has its own kitchen, equipped with a refrigerator, dishwasher, electric range and an eating island. There is also a dining area, living



room, one bedroom and combined 4 piece bathroom with laundry. This home boasts two hot water tanks so no worries about running out of hot water! The backyard has no-mow xeriscaping as well as a second single car garage and driveway for those extra toys, kayaks, etcetera or for parking additional vehicles. This home is sure to impress!

Built in 2008

Essential Information

MLS® #	A2115001
Price	\$459,000
Sold Price	\$480,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,242
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6372 Cedar Way
Subdivision	Hazelwood Estates
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A4

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Garbage Collection, High Speed Internet Available, Water Available
Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Door Opener, On Street,

Rear Drive, Single Garage Detached

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Range, Induction Cooktop, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Lake, Low Maintenance Landscape, No Neighbours Behind, On Golf Course
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
Date Sold	April 5th, 2024
Days on Market	18
Zoning	R-1B
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
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