

\$484,900 - 6328 58 Avenue, Innisfail

MLS® #A2200055

\$484,900

6 Bedroom, 3.00 Bathroom, 1,262 sqft
Residential on 0.12 Acres

Hazelwood Estates, Innisfail, Alberta

Fantastic location in Hazelwood Estates â€“ Ideal for Investors or First-Time Buyers! This fully finished in the desirable neighborhood of Hazelwood Estates offers a prime opportunity for homeownership. Built in 2010, this home features a LEGAL suite with a separate entrance. Note: The utilities are not separated at this time. Bright & Spacious Home. This beautifully maintained home offers a bright and inviting atmosphere. With an open-concept main floor that seamlessly connects the kitchen, dining and living areas. Large windows fill the space with natural light, creating a warm and welcoming environment. The main floor features three bedrooms, including a spacious primary suite with a 4-piece ensuite and a generous closet. A second 4-piece bathroom adds convenience, along with a main-floor laundry room for easy access. The fully developed basement boasts its own entrance at the back of the house. The basement suite includes an open kitchen, dining area and a spacious rec room, along with three additional bedrooms, a 4-piece bathroom, and a dedicated utility room. Thereâ€™s also a handy storage space under the staircase. This home is move-in ready with fresh paint, well-maintained flooring and quality windows that bring in plenty of natural light. Private deck off the kitchen is perfect for BBQing or relaxing with the lower area having a patio to enjoy. Backs onto a playgroundâ€”ideal for growing families. Carpet in the basement is new. Only one block



from the beautiful Dodds Lake—perfect for nature lovers. Divided shed with two separate doors for extra storage. It is in an excellent location well taken care of by the present owner and won't last long! If you're looking for a family home with extra space, this property is ready to go! Patio : 12X12 Deck, 28x10 Patio, Shed 8x8. Innisfail, AB — A Charming Small Town with Big Appeal! Nestled just off the QEII Highway between Red Deer and Calgary, Innisfail offers the perfect balance of small-town charm and modern convenience. Known for its friendly community, beautiful parks and rich history, this vibrant town is a great place to call home. Outdoor enthusiasts love Innisfail's golf courses, scenic trails and nearby lakes, while families enjoy great schools, local shops, and year-round events. With affordable housing, a welcoming atmosphere and easy access to city amenities, Innisfail is a hidden gem in Central Alberta!

Built in 2010

Essential Information

MLS® #	A2200055
Price	\$484,900
Sold Price	\$460,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	6328 58 Avenue
Subdivision	Hazelwood Estates
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0A4

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Gravel Driveway

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Date Sold	March 29th, 2025
Days on Market	24
Zoning	R-1C
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.