

# \$463,500 - 6005 60a Avenue Crescent, Innisfail

MLS® #A2238333

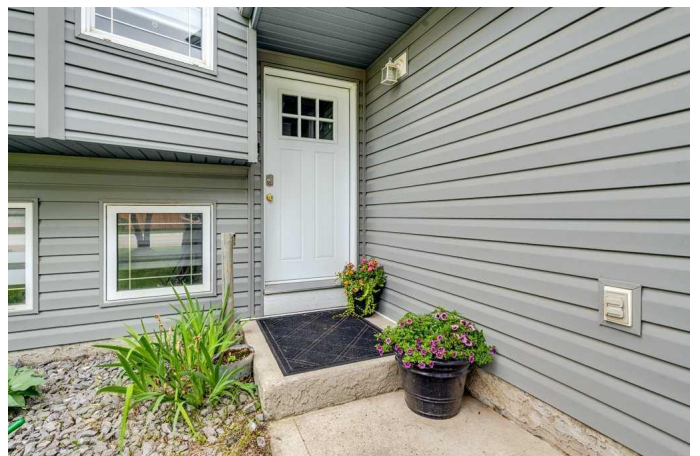
**\$463,500**

5 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.17 Acres

NONE, Innisfail, Alberta

THIS MODERN & IMPRESSIVE 5 BED & 3 BATH HOME WITH DREAMY ATTACHED HEATED GARAGE BACKS ONTO A GREENBELT! Step inside to discover a tiled front entry with coat closet & delightful upgrades including magnificent flooring, railing, light fixtures & paint colors. A welcoming living room invites you to cuddle up with a good book while the big bay windows deliver plenty of natural light. Be prepared to fall head over heels for this fully customized IRRESISTABLE kitchen providing an abundance of stylish dual tone cabinetry, delectable QUARTZ counter tops, ravishing island offering ample space for 4 stools, sleek black appliances, delicious dining, & the added bonus of a coffee bar! The open concept is perfect for entertaining, flowing seamlessly onto a massive relaxing south facing sundeck overlooking a fully fenced back yard with a firepit, dog run, & a back lane with no rear neighbors! Back inside you'll find a fantastic primary bedroom which will accommodate a king bed, a fabulous 3 piece ensuite, double closets & private doors to the sun deck! There are 2 more sizable bedrooms & a 4 piece bath to complete the main level of this remarkable home. Venture downstairs to find lots of natural light, comfy in-floor heat, a huge family room/rec area, 2 more awesome bedrooms, another 4 piece bath & a separate laundry room with sink. There is access to the desirable 23X26 heated attached garage boasting 2 man doors & plenty of room for



vehicles, toys & workspace! Shingles & siding are approx 4 years old. All appliances included. This home blends comfort, convenience & outdoor beauty into one perfect package. Move-in ready & waiting for your family to enjoy!

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238333    |
| Price          | \$463,500   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,196       |
| Acres          | 0.17        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 6005 60a Avenue Crescent |
| Subdivision | NONE                     |
| City        | Innisfail                |
| County      | Red Deer County          |
| Province    | Alberta                  |
| Postal Code | T4G 1V9                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Vinyl Windows                        |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Stove(s), |

|              |                          |
|--------------|--------------------------|
|              | Washer, Window Coverings |
| Heating      | Forced Air               |
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Finished, Full           |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Greenbelt |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 14             |
| Zoning         | R-1C           |

## Listing Details

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

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