

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

MLS® #A2238333

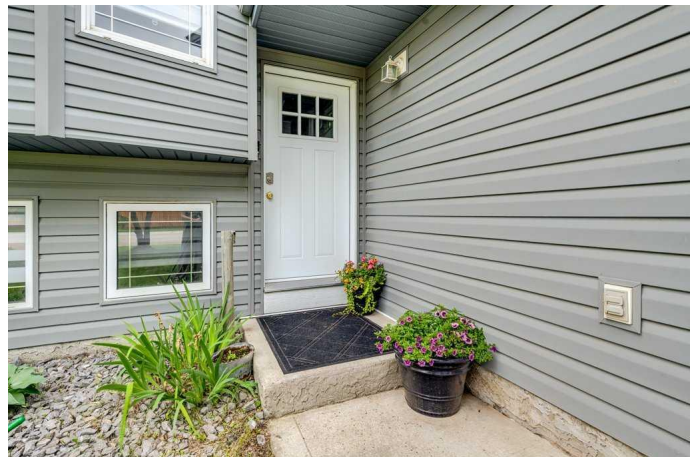
**\$463,500**

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, Greenbelt, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	25
Zoning	R-1C

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.