

# \$434,900 - 6440 Elmwood Way, Innisfail

MLS® #A2238592

**\$434,900**

3 Bedroom, 3.00 Bathroom, 1,161 sqft  
Residential on 0.10 Acres

Hazelwood Estates, Innisfail, Alberta

Welcome to this beautifully designed executive half duplex, offering the perfect blend of style, comfort, and functionality. This fully developed home, including a fully finished basement, is ideal for anyone seeking mobility-friendly living, with 36-inch wide doors on both the primary bedroom and front entrance, and no stairs required to enter the home.

Enjoy a bright, open-concept main floor that seamlessly connects the kitchen, dining, and living areas—perfect for hosting or everyday living. The low-maintenance landscaping allows for easy upkeep, giving you more time to relax and enjoy your surroundings.

The fully finished basement adds exceptional value and versatility, offering additional living space ideal for a family room, home gym, office, or guest accommodations.

Situated on a desirable corner lot, you'll appreciate ample extra parking and a great location close to parks, walking trails, and Dodd's Lake.

Whether you're downsizing, retiring, or simply looking for convenient, single-level living with extra space, this home has it all. Immediate possession available—move in today!

Built in 2011

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2238592               |
| Price          | \$434,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,161                  |
| Acres          | 0.10                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6440 Elmwood Way  |
| Subdivision | Hazelwood Estates |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 0A4           |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Pantry, Storage, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | None                                                                 |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Low |

|              |                              |
|--------------|------------------------------|
|              | Maintenance Landscape, Re    |
| Roof         | Asphalt Shingle              |
| Construction | Concrete, Vinyl Siding, Wood |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 24              |
| Zoning         | R-2             |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX real estate central albe |
|----------------|---------------------------------|



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