

# \$599,000 - 6006 44 Street Crescent, Innisfail

MLS® #A2197074

**\$599,000**

5 Bedroom, 4.00 Bathroom, 2,553 sqft  
Residential on 0.20 Acres

Napoleon Lake, Innisfail, Alberta

If space, comfort, and a warm, welcoming atmosphere is top of your wish list, this stunning five-bedroom home delivers in every way! Thoughtfully designed for growing families, it features multiple living areas, fantastic outdoor spaces, and modern upgrades that make everyday life easier—all in a prime location near schools, parks, and all the essentials.

Step inside to a bright and airy entryway that sets the tone for this inviting home. The main floor is a dream for both relaxing and entertaining, featuring a gorgeous new picture window in the living room, a formal dining area, and a spacious kitchen with abundant counter space. French doors lead to the expansive back deck, perfect for summer evenings. Love to cook? You'll adore the brand-new gas stove, sleek hood vent, and modern appliances in this fully equipped kitchen. A cozy breakfast nook flows into the spacious family room, where a professionally cleaned wood-burning fireplace offers warmth and ambiance for cozy nights in. A mudroom off the garage includes a laundry hookup and sink, giving you the option for a second laundry space on the main floor.

Upstairs is pure luxury. Sunlight pours into every corner, highlighting the elegant Juliet balcony overlooking the entryway. The Primary Suite has been transformed into a private retreat, boasting a spa-like ensuite, an oversized walk-in closet with a center island,



and in-suite laundryâ€™bringing the feel of a high-end hotel right into your home.

Brand-new plush carpet adds warmth to the primary bedroom, hallway, and stairs.

The fully finished basement provides even more space to enjoy, featuring a theatre room, rec area, additional bedroom, and full bath.

An outdoor oasis Awaits! The backyard is a true retreat, perfect for relaxing or entertaining. A greenhouse, raised garden beds, and fruit trees (including honeycrisp apples, cherries, raspberries, strawberries, and rhubarb) make this space a gardenerâ€™s paradise. Host BBQs on the back deck (with a gas hookup), unwind on the cement patio, or take advantage of the gated RV parkingâ€™this yard is designed for both fun and functionality.

This home is move-in ready with major updates already done! New hot water tank, Serviced furnaces & cleaned air ducts, freshly maintained eaves with a new leaf filter.

Nestled in a family-friendly neighborhood, this home offers quick access to schools, parks, shopping, dining, and Highway 2â€™making commutes to Red Deer, Olds, and beyond a breeze.

This is more than just a houseâ€™itâ€™s the perfect place to call home. Donâ€™t miss your chance to make it yours!

Built in 1995

## **Essential Information**

MLS® #	A2197074
Price	\$599,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,553
Acres	0.20
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	6006 44 Street Crescent
Subdivision	Napoleon Lake
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1L2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 25th, 2025

Days on Market        33

Zoning                 R-1B

### **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.