



**GRASSROOTS**  
REALTY GROUP

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**4983 60 Avenue  
Innisfail, Alberta**

**MLS # A2233324**



**\$123,850**

**Division:** Napoleon Lake

**Lot Size:** 0.19 Acre

**Lot Feat:** Back Lane, Back Yard, City Lot, Cleared, Landscaped

**By Town:** -

**LLD:** -

**Zoning:** R-1A

**Water:** -

**Sewer:** -

**Utilities:** -

Welcome to the charming lakeside community of Napoleon Lake in Innisfail—where small-town charm meets natural beauty! This is one of the most desirable and premium lots in the development, offering the rare opportunity to build your dream home with stunning, unobstructed views of Napoleon Lake. Whether you envision a cozy retreat or a spacious family home, this oversized 66' x 125' lot provides ample room for a large footprint and even a triple garage—perfect for those who need extra space for vehicles, toys, or a workshop. Innisfail is a vibrant and growing community known for its friendly atmosphere, excellent schools, abundant parks, and family-oriented amenities. You'll love the peaceful, laid-back lifestyle that comes with lakeside living, while still enjoying quick access to shopping, dining, recreation facilities, and professional services. Imagine waking up to serene lake views, enjoying quiet evening walks along the water, and experiencing nature right from your doorstep—all while being part of a welcoming, close-knit neighbourhood. Don't miss this chance to build the home you've always wanted, Secure this lot and start constructing your dream home today!