



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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4209 63 Avenue  
Innisfail, Alberta

MLS # A2298620



**\$100,550**

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**Division:** Bella Vista

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**Lot Size:** 0.10 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-1N

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Welcome to Bella Vista, one of Innisfail's most desirable and family-friendly communities. This lot provides the perfect canvas to design and build your dream home, with over 4300+ sq ft of lot space, and back alley access to build your future detached garage! Enjoy the flexibility of choosing your own builder and creating a space that truly reflects your lifestyle and vision. Surrounded by quality homes and located close to parks, walking paths, schools, and all essential amenities, this is a rare opportunity to secure a standout lot in a growing community. Don't miss your chance to bring your vision to life in Bella Vista, where comfort, convenience, and community come together.