



**GRASSROOTS**  
REALTY GROUP

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5645 Lakeside Way  
Innisfail, Alberta

MLS # A2299328



**\$1,000,000**

Division: NONE

Lot Size: 6.57 Acres

Lot Feat: Lake, Many Trees, Near Golf Course, Near Ski Hill, Private, Treed, View

By Town: -

LLD: -

Zoning: R-3

Water: -

Sewer: -

Utilities: -

Endless opportunity awaits in Innisfail with this prime 6.57-acre development parcel ideally located within town limits along busy Hwy 42 and directly across from the prestigious 27 hole Innisfail Golf Club, offering exceptional exposure, accessibility, and long-term growth potential. Zoned R-3, this property presents a wide range of development possibilities including single-family homes, multi-family projects, commercial or innovative mixed-use concepts (subject to town approval), making it highly attractive for builders, investors, and developers looking to capitalize on a strategic location. A standout feature is the rare Napoleon Lake frontage, adding natural beauty, premium lot potential, and enhanced market appeal to any future project. With strong visibility, high traffic counts, and proximity to key amenities, this parcel is perfectly positioned for success in a growing community. Innisfail continues to attract attention for its balance of small-town charm and modern convenience, offering parks, recreation, strong local economy, and easy access to major transportation routes—making it not only a smart investment, but a fantastic place to live, build, and grow.