



**GRASSROOTS**  
REALTY GROUP

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**Lot 1, 5260 Woodland Rd  
Innisfail, Alberta**

**MLS # A2155479**



**\$105,000**

**Division:** NONE

**Lot Size:** 0.46 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RD

**Water:** -

**Sewer:** -

**Utilities:** -

Beautiful half acre subdivided Lot #1 at the corner of Woodland Road and Davis Street, electricity and gas line are available for request to connect. Water and sewer are a few hundreds meters from the lot. Lots one has a well and a septic that are as-is, where-is condition. The lot is at the south of Innisfail, 30 minutes to Red Deer and 1 hour north to City of Calgary, easy access to QUE II. The adjacent Lot 2 and 3 are also for sale for the same price. The lots are R1A which is single residential home and the R-1A District does not allow for manufactured homes. However the immediate neighbour 5240 woodland Road is R1B which allows a manufactured home. Seller welcome offer with a condition to amend zoning to R1B and seller will prepare the required documents and submit to Town's Department to do the amendment. Also, Piped water and sewer are not available on these lots. Portable water source, i.e. well or cistern, holding tank or septic field for sewer could be the solution.