



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5645 Lakeside Way
Innisfail, Alberta**

MLS # A2212432



\$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**** Location truly makes all the difference, and this 6.57-acre parcel of prime land has it all! Situated directly across from the prestigious Innisfail Golf Course and conveniently located on Hwy 42 within town limits, this property is a golden opportunity to make your mark in one of Alberta's most charming and promising communities. Currently zoned R-3, the possibilities are vast. With town approval, you could develop single-family homes, spacious acreage lots, or even consider other creative projects. This land also boasts a unique feature—a Napoleon Lake frontage area, adding serene natural beauty and incredible potential to your vision. ****Welcome to Innisfail**** Innisfail offers an unbeatable blend of small-town charm, natural beauty, and modern convenience. From the renowned golf course to the vibrant local culture, parks, and recreational opportunities, Innisfail is the perfect backdrop for a development that enhances the community. Strategically located near major highways, the town is poised for growth and provides the perfect environment for new ventures. ****Prime Land, Infinite Possibilities**** Whether you're a developer, builder, or dreamer, this exceptional property offers a rare opportunity to create something truly special. With its incredible location and unique features, it's more than just land—it's the foundation of your next great project.