



**GRASSROOTS**  
REALTY GROUP

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

**5645 Lakeside Way  
Innisfail, Alberta**

**MLS # A2212432**



**\$1,000,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	6.57 Acres
<b>Lot Feat:</b>	Lake, Many Trees, Near Golf Course, Near Ski Hill, Private, Treed, View
<b>By Town:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-3
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Utilities:</b>	-

**\*\*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.