



GRASSROOTS
REALTY GROUP

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

**5650 Lakeside Way
Innisfail, Alberta**

MLS # A2212434



\$1,500,000

Division: Napoleon Lake West

Lot Size: 22.00 Acres

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

By Town: -

LLD: -

Zoning: R-1 & R-2

Water: -

Sewer: -

Utilities: -

****Unlock the Potential in the Heart of Innisfail**** Prime location meets endless possibilities with this 22-acre parcel of developmental land in the charming town of Innisfail. Nestled directly across from the prestigious Innisfail Golf Course and conveniently situated on Hwy 42 within town limits, this property embodies the essence of ***LOCATION, LOCATION, LOCATION!*** Zoned R-1 and R-2, the land is ripe with opportunities—whether you're envisioning single-family homes, small acreages, or even commercial ventures (subject to town approval). It's a canvas waiting for your creative touch. With flexibility for innovative projects, this is your chance to help shape the growing community of Innisfail. Innisfail itself is a vibrant hub brimming with potential. Known for its welcoming atmosphere, strong community spirit, and abundant recreational options—including the golf course, parks, and historical charm—it's a town where development dreams flourish. With a strategic location close to major highways, Innisfail is poised for growth, making it the perfect place to invest, build, and create. ****A Unique Opportunity Awaits**** This exceptional property is more than just land—it's your chance to transform prime real estate into a cornerstone of Innisfail's bright future. Developers and builders alike can turn their ideas into lasting contributions to the community.