



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**4216 Bauman Way  
Innisfail, Alberta**

**MLS # A2297452**



**\$118,590**

---

**Division:** Bella Vista

---

**Lot Size:** 0.13 Acre

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** -

---

**Zoning:** R-1C

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

Welcome to Bella Vista, one of Innisfail's most desirable and family-friendly communities. This corner pie-shaped lot is ideally situated at the end of a quiet close, offering enhanced privacy, minimal traffic, and exceptional curb appeal potential. Over 4000+ sq ft of space, this lot provides the perfect canvas to design and build your dream home, with added back alley access. Enjoy the flexibility of choosing your own builder and creating a space that truly reflects your lifestyle and vision. Surrounded by quality homes and located close to parks, walking paths, schools, and all essential amenities, this is a rare opportunity to secure a standout lot in a growing community. Don't miss your chance to bring your vision to life in Bella Vista, where comfort, convenience, and community come together.