



GRASSROOTS

REALTY GROUP

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**4225 Bauman Way
Innisfail, Alberta**

MLS # A2298615



\$118,890

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 premium, corner pie-shaped lot is ideally situated at the end of a quiet close, offering enhanced privacy, minimal traffic, and exceptional curb appeal potential. With its generous size, over 5000+ sq ft, and unique positioning, this lot provides the perfect canvas to design and build your dream home. 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.