



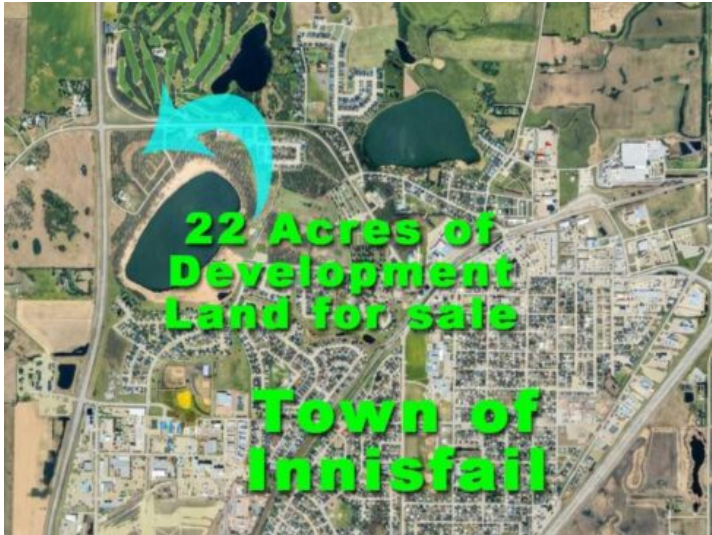
GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5650 Lakeside Way
Innisfail, Alberta

MLS # A2299324



\$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: -

Prime 22-acre development opportunity in Innisfail, Alberta, ideally located within town limits on Highway 42 and directly across from the 27 hole Innisfail Golf Course, offering exceptional exposure, access, and long-term upside. Zoned R-1 and R-2, this parcel presents strong potential for residential subdivision development including single-family homes, entry-level housing, or phased community builds, while also appealing to builders and multi-family developers seeking townhouse, duplex, or low-density multi-family opportunities (subject to municipal approval). Positioned in a growing Central Alberta market along the QEII corridor between Calgary and Edmonton, this property is well-suited for developers, builders, and investors looking to scale projects, diversify product types, and maximize returns. With proximity to established neighborhoods, schools, parks, and amenities, this is a rare chance to secure a high-demand development site and capitalize on Innisfail's continued population growth and housing demand. Set in the welcoming town of Innisfail, known for its strong sense of community, excellent schools, and abundant recreation, this property also benefits from its location along Highway 42—one of the area's main arteries. The steady flow of traffic and convenient access enhance both lifestyle appeal and future development potential, creating an ideal balance between small-town charm and strategic connectivity.