



**GRASSROOTS**

REALTY GROUP

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4216 63 Avenue  
Innisfail, Alberta

MLS # A2311593



**\$110,550**

**Division:** Bella Vista

**Lot Size:** 0.10 Acre

**Lot Feat:** Backs on to Park/Green Space, No Back Lane, No Neighbours Behind

**By Town:** -

**LLD:** -

**Zoning:** R-2

**Water:** -

**Sewer:** -

**Utilities:** -

A stunning&nbsp;4,370 Sq.Ft. duplex lot in the sought-after Bella Vista subdivision in Innisfail.&nbsp;Perfectly positioned backing onto a peaceful pond and scenic walking trails, this property offers the ideal blend of nature, privacy, and convenience. Enjoy beautiful backyard views year-round with no rear neighbours directly behind you, plus the added bonus of partial fencing already in place. This lot provides an incredible opportunity in a growing community close to schools, amenities, and parks. A rare chance to secure a premium lot in a desirable location.