



GRASSROOTS

REALTY GROUP

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4236 63 Avenue
Innisfail, Alberta

MLS # A2311595



\$110,550

Division: Bella Vista

Lot Size: 0.10 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-2

Water: -

Sewer: -

Utilities: -

A stunning 4,370 Sq.Ft. duplex lot in the sought-after Bella Vista subdivision in Innisfail. 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.