



GRASSROOTS
REALTY GROUP

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**6 Napoleon Meadows Way
Innisfail, Alberta**

MLS # A2324501



\$524,900

Division:	Napoleon Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters		

Inclusions: Blinds

Welcome to 6 Napoleon Meadows Way — a beautifully crafted 2025-built bungalow in Innisfail's sought-after Napoleon Lake community, offering the rare combination of brand-new construction and single-level living. From the modern farmhouse curb appeal to the thoughtful finishes inside, this Clearwater Homes build was designed to impress. The open main floor features 9-foot ceilings, luxury vinyl plank flooring, and triple-pane windows throughout. The kitchen and bathrooms showcase quartz countertops, dark-stained maple cabinetry by Cabinet Creations, and upgraded Moen faucets and fixtures — the kind of details that set this home apart from typical new builds. Three bedrooms and two full bathrooms complete the main level, including a primary retreat with its own ensuite. Downstairs, the partially finished basement carries 9-foot ceilings and is ready for your vision. A framed and drywalled bedroom and a fully finished 4-piece bathroom are already in place, leaving the open space to become additional bedrooms, a home gym, or a massive entertainment area — the hard work is done, the possibilities are yours. Additional highlights include a heated, finished attached double garage, a low-maintenance composite deck, and a fully sodded yard awaiting your landscaping touches. Move-in ready, warranty-era new, and priced to offer exceptional value against the older inventory in this market.