



GRASSROOTS
REALTY GROUP

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**5128 & 5124 56 Street
Innisfail, Alberta**

MLS # A2334296



\$750,000

Division: Dodds Lake

Lot Size: 2.10 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: R-3

Water: -

Sewer: -

Utilities: -

Innisfail is rapidly emerging as a highly attractive and affordable real estate market. This is a unique opportunity for LAKEFRONT development of multiple homes, a multi family building or just an exclusive and expansive estate. Currently zoned R-3 and located on the south shore of picturesque Dodd's Lake, this 2 title 2.096 acre lot provides ownership right to the lake shore. Dodd's Lake is used for non motorized boating, kayaking, paddle boarding, swimming or fishing. The lake is stocked with rainbow and tiger trout annually. The lot gently slopes toward the lake and would provide for some walk out basement homes depending on configuration of the development. Seller's have done some preliminary planning with the the town of Innisfail to put a "condo" development with 7 homes on the lot, to which the town was amenable. The town is already focusing on improving the area with a structure plan on the north shore for more residential development. The east boundary backs to an historical home and there are new homes under development in the area…. This is an up and coming property with RARE lakefront availability.