

# \$1,000,000 - 5645 Lakeside Way, Innisfail

MLS® #A2212432

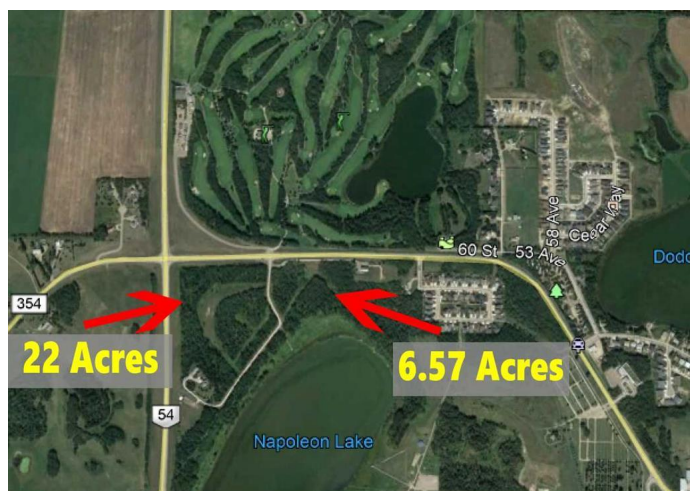
**\$1,000,000**

0 Bedroom, 0.00 Bathroom,  
Land on 6.57 Acres

NONE, Innisfail, Alberta

**\*\*Endless Opportunity Awaits in Innisfail\*\***

Location truly makes all the difference, and this 6.57-acre parcel of prime land has it all! Situated directly across from the prestigious Innisfail Golf Course and conveniently located on Hwy 42 within town limits, this property is a golden opportunity to make your mark in one of Alberta's most charming and promising communities. Currently zoned R-3, the possibilities are vast. With town approval, you could develop single-family homes, spacious acreage lots, or even consider other creative projects. This land also boasts a unique feature—a Napoleon Lake frontage area, adding serene natural beauty and incredible potential to your vision. **\*\*Welcome to Innisfail\*\*** Innisfail offers an unbeatable blend of small-town charm, natural beauty, and modern convenience. From the renowned golf course to the vibrant local culture, parks, and recreational opportunities, Innisfail is the perfect backdrop for a development that enhances the community. Strategically located near major highways, the town is poised for growth and provides the perfect environment for new ventures. **\*\*Prime Land, Infinite Possibilities\*\*** Whether you're a developer, builder, or dreamer, this exceptional property offers a rare opportunity to create something truly special. With its incredible location and unique features, it's more than just land—it's the foundation of your next great project.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2212432         |
| Price     | \$1,000,000      |
| Bathrooms | 0.00             |
| Acres     | 6.57             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5645 Lakeside Way |
| Subdivision | NONE              |
| City        | Innisfail         |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4G 0H4           |

## Exterior

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Lot Description | Near Golf Course, Lake, Many Trees, Near Ski Hill, Private, Treed, Views |
|-----------------|--------------------------------------------------------------------------|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 191              |
| Zoning         | R-3              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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