

**4216 Bauman Way  
Innisfail, Alberta**

**MLS # A2260569**



**\$119,590**

**Division:** Bella Vista

**Lot Size:** 0.10 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-1C

**Water:** -

**Sewer:** -

**Utilities:** -

Welcome to Bella Vista! Presenting 4216 Bauman Way, a rare opportunity in the desirable community of Bella Vista in Innisfail, AB. This pie-shaped lot is 46 feet wide at the front and offers 4,186 sq. ft.;the ideal size for building your dream single-family front-drive home. The developer offers unmatched flexibility: Build your own custom home with the builder of your choice. Choose Homes by Creation to design and build for you. Enjoy flexible building commitments, giving you the freedom to build on your timeline. Bella Vista is a thoughtfully planned community featuring a scenic walking path and tranquil pond;perfect for evening strolls and family time outdoors. All the essentials are just minutes away: Schools: Innisfail Middle School, Innisfail High School, and St. Marguerite Bourgeoys Catholic School. Recreation: Innisfail Golf Club, Aquatic Centre, and multiple sports facilities. Lifestyle & Dining: A Field and Forge Brewing Co., Tokyo Ave, plus local shops and restaurants. Services: Veterinary clinics, health centers, and more;all within a 5-10 minute drive. This is your chance to secure a lot in a growing community with both convenience and flexibility. Don't miss out on building the home and lifestyle you've been waiting for!