

# \$100,000 - 4911 47 Avenue, Innisfail

MLS® #A2199367

**\$100,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

Downtown Innisfail, Innisfail, Alberta

HOME SWEET HOME! YOUR AFFORDABLE LAND DEVELOPMENT OPPORTUNITY IS WAITING! Calling all builders, developers and investors! Welcome to your PRIME 6,000 SQFT Downtown lot in the heart of the growing town of Innisfail Alberta. Innisfail is just 30 minutes south of Red Deer Alberta and Sylvan Lake Alberta. This unique lot is zoned RESIDENTIAL TRANSITION DISTRICT (RT) which supports the incremental redevelopment of the area as a transition between the adjacent commercial corridor and the greater residential areas of Town.

PERMITTED USES: Accessory Residential Buildings, Detached Dwellings, Duplex Dwellings, Home Occupation â€” Class 1 and 2, Secondary Suite in association with a detached dwelling, Office, Personal Services. DISCRETIONARY USES: Accessory building, Adult Care Housing, Animal Services, Arts or crafts studios, Bed and Breakfast, Business Support Services, Child Care Facility, Contractor Services â€” Minor, Convenience Store, Fourplex, Group Home, Health Services, Indoor Car Showroom, Institutional Services Facility, Mixed Use â€” residential/commercial only, Manufactured homes meeting the requirements, Playgrounds and playing fields, Public Uses, Religious Assembly, Retail Sales, Restaurant, Row housing, Secondary Suite in association with a side by side duplex, Stacked Rowhouse. Please see more details in the attached documents and supplements.



## Essential Information

MLS® #	A2199367
Price	\$100,000
Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	4911 47 Avenue
Subdivision	Downtown Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1N8

## Exterior

Exterior Features	None
-------------------	------

## Additional Information

Date Listed	March 6th, 2025
Days on Market	72
Zoning	RT

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.