

\$119,590 - 4216 Bauman Way, Innisfail

MLS® #A2260569

\$119,590

0 Bedroom, 0.00 Bathroom,
Land on 0.10 Acres

Bella Vista, Innisfail, Alberta

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.â€”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.

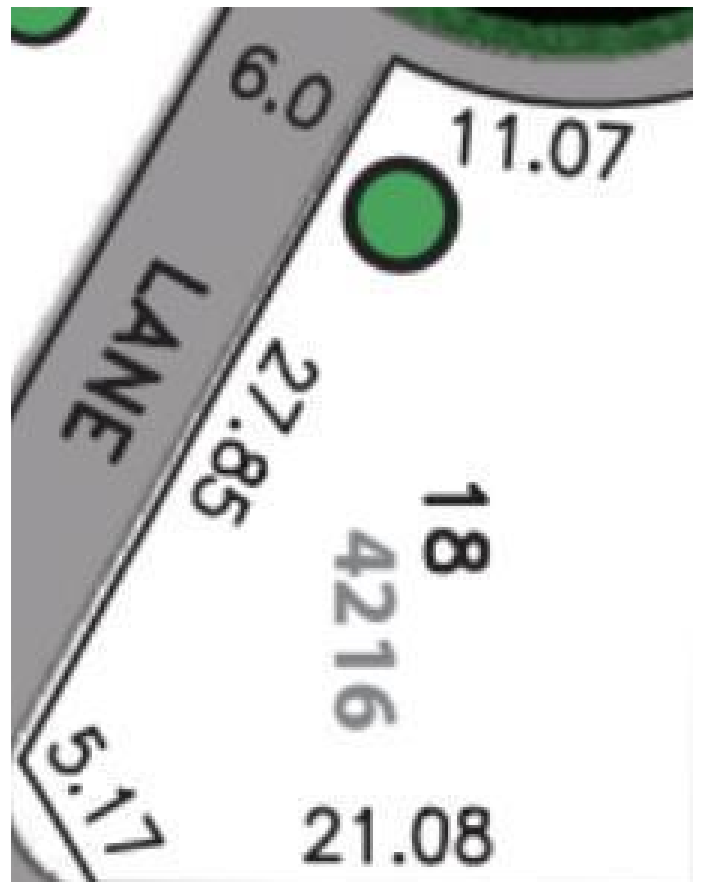
Enjoy flexible building commitments, giving you the freedom to build on your timeline.

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 Bourgeys 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!

Essential Information

MLS® #	A2260569
Price	\$119,590
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	4216 Bauman Way
Subdivision	Bella Vista
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0P1

Additional Information

Date Listed	September 27th, 2025
Days on Market	38
Zoning	R-1C

Listing Details

Listing Office	CIR Realty
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