

# \$249,000 - 4807 47 Avenue, Innisfail

MLS® #A2188596

**\$249,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.28 Acres

NONE, Innisfail, Alberta

Development opportunities for this property. The zoning is residential transition. The permitted uses are: Accessory Residential Buildings, Detached Dwellings, Duplex Dwellings, Home, Occupation â€œ Class 1, Home Occupation â€œ Class 2, Secondary Suite, Office, Personal Services. Discretionary Uses: Accessory buildings and uses, Adult Care Housing, Bed and Breakfast, Child Care Facility, Fourplex, Mixed Use â€œ residential/commercial only, Row housing, Stacked Rowhouse. Town planning indicated that an application for an Apartment Building would be supported because Shortage of affordable housing within community. Seller offers construction management services.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2188596         |
| Price     | \$249,000        |
| Bathrooms | 0.00             |
| Acres     | 0.28             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4807 47 Avenue |
| Subdivision | NONE           |
| City        | Innisfail      |

|             |                 |
|-------------|-----------------|
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4G 1N6         |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 249                |
| Zoning         | RT                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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