

Dodd's Lake

Development Land

Asking Price
\$4,200,000

139
Acres

Rare Residential Mixed Development land with 1785 feet of
Dodd's Lake Shoreline right in the Heart of Innisfail Alberta.

CENTURY 21
All Stars Realty Ltd.

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Location

Located in the town of Innisfail, off highway 2A and C&E trail adjoining Dodd's Lake.



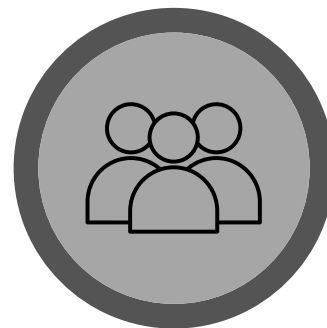
Innisfail
Alberta

Potential Development

Potential residential mixed use:
310 single detached dwellings, 65 semi-detached, 104 row housing, 257 multi-family
128 Acres of developable land

Specifications

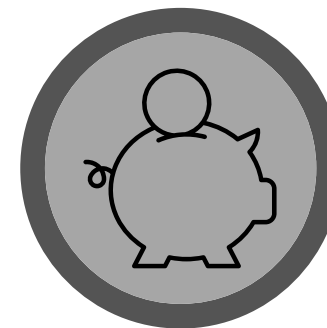
ADDRESS	5901 50 avenue
SITE AREA	139 acres
LOCATION	Town of Innisfail
MUNICIPALITY	Rural Red Deer County
ZONING	RD - Reserved for future development
ACCESS	Off highway 2 and C&E Trail
PROPERTY TAXES	\$3175



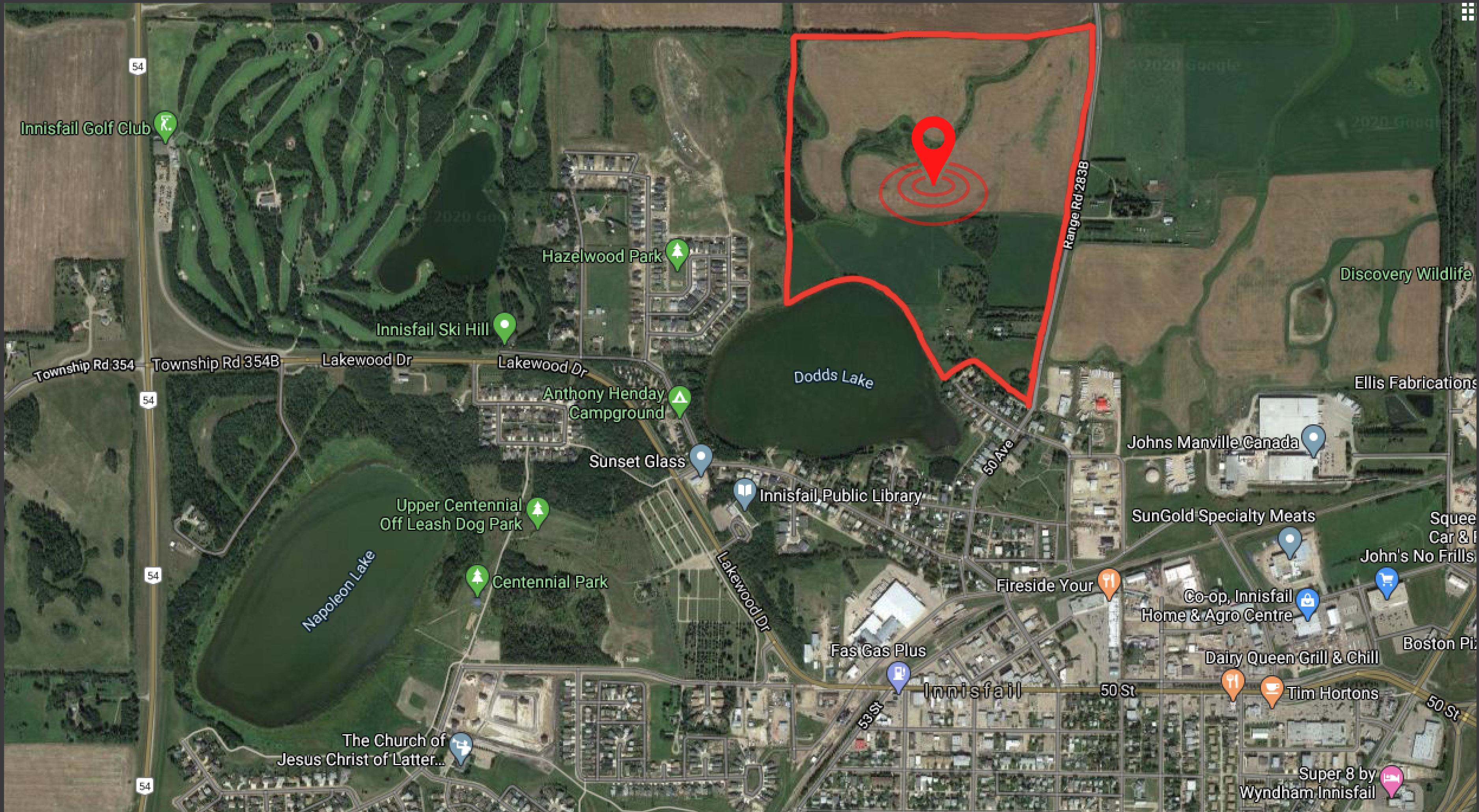
7,865
Population



0.88% Annual growth rate
7.3% Growth rate every 5 years



\$76,160
Median household income



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Surrounding Amenities

1. Discovery Wildlife Park
2. Innisfail Pro Rodeo
3. Dinos Centre Inc.
4. Aquatic Centre
5. Spray Park
6. Library & Learning Centre
7. Innisfail Bowling Lanes
8. Century Theatre
9. Napoleon Lake/ Centennial Park
10. Alberta Skydive Central
11. RCMP Dog Training Facility
12. River Float
13. Double Tree Village Museum
14. Western & Wildlife Art Gallery
15. Historical Village
16. Historic Markerville
17. Danish Canadian National Museum & Gardens
18. Stephansson House - Provincial historic site
19. Dickson Store Museum
20. Bowden Pioneer Museum
21. Local Farmers Market
22. Edgar Farms, The Jungle Farm, Pearsons Berry Farm, Nixon Honey farm, and Eagle Creek Farms
23. Bowden Sun Maze
24. Innisfail Golf Club
25. Bowden Golf Course
26. Gleniffer Lake & Country Club
27. Whispering Pines Golf & Country Club Resort
28. Dodd's Lake - Active use
29. Napoleon Lake - Passive use
30. Mud/Hazelwood Lake - No public access
31. Off Leash Dog Park
32. Anthony Henday Campground
33. Red Lodge Guest Ranch
34. River Ridge RV Park & Campground
35. Gleniffer Lake Reservoir
36. Bowden Heritage Rest Area
37. Trail system - 20 KM trail network

