

Dodd's Lake

Development Land

Asking Price
\$3,856,000

136+/-
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.

Brad Warkentin
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Location

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

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

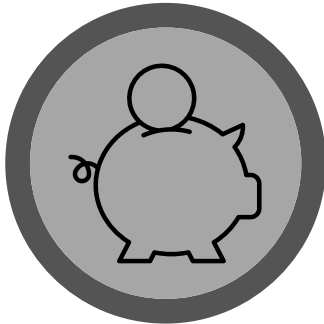
ADDRESS	5901 50 avenue
SITE AREA	139 acres
LOCATION	Town of Innisfail
MUNICIPALITY	Rural Red Deer County
ZONING	RD - Reserved for future development
ACCESS	Off highway 2 and C&E Trail
PROPERTY TAXES	\$3,175



7,865
Population



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



\$76,160
Median household
income





Surrounding Amenities

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



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LEGEND

OPEN SPACE: ENVIRONMENTAL RESERVE (ER)

OPEN SPACE: PUBLIC UTILITY LOT (PUL)

OPEN SPACE: MUNICIPAL RESERVE (MR)

SINGLE FAMILY RESIDENTIAL - WIDER LOTS (R1B)

SINGLE FAMILY RESIDENTIAL - NARROWER LOTS (R1C)

SINGLE FAMILY RESIDENTIAL - NARROWER LOTS (R1N)

SEMI-DETACHED RESIDENTIAL (R2)

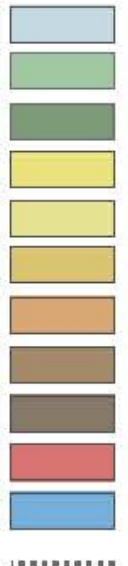
MULTI-FAMILY RESIDENTIAL - ROWHOUSING (R3)

MULTI-FAMILY RESIDENTIAL - APARTMENTS (R3)

LOCAL COMMERCIAL (LC)

FUTURE DEVELOPMENT (RD)

PEDESTRIAN NETWORK



Dodd's Lake Farm Dodd's Lake Outline Plan

Land Use Concept

Dodd's Lake