



GRASSROOTS
REALTY GROUP

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74 Slopeside Drive
Rural Lacombe County, Alberta

MLS # A2213472



\$245,000

Division: The Slopes

Lot Size: 0.35 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Cleared, Conservation, Envi

By Town: Sylvan Lake

LLD: 17-39-1-W5

Zoning: R-RCC

Water: Co-operative

Sewer: -

Utilities: Cable, Electricity at Lot Line, Water At Lot Line, Garbage Collection, Ph

*** LAST SINGLE FAMILY LOT IN PHASE 1 *** ELEVATED LIVING in the unparalleled community of The Slopes of Sylvan Lake - where nature meets your vision of luxury. Build the home of your dreams on this stunning .30 acre, southwest facing lot available in Phase 1. This sun drenched 15,000 square foot walkout lot is cleared and ready with services right to the property line. Looking out over serene ponds and a large wooded area with mature poplar and aspens, this lot is perfectly situated for a walkout basement to fully maximize your enjoyment of the peaceful, natural surroundings. No need for septic tanks or water wells; this community is connected to the Sylvan Lake Regional Wastewater Line and features an on-site state-of-the-art water treatment facility. The Slopes offers over 25 acres of shared open space with its unique conservation design of trails, amenity area and large space between neighbors and is only a very short walk to access the beautiful shores of Sylvan Lake. Architectural guidelines in this exclusive neighborhood will ensure that your investment is protected and that all homes are constructed with the highest level of quality and design. It's time to start planning your dream home - surrounded by the beauty of The Slopes of Sylvan Lake. The Slopes is adjacent to the Summer Village of Birchcliff on Range Road 14 and is just a short walk to the water's edge. Located a short 5 minute drive from the Town of Sylvan Lake and 20 mins from Red Deer, enjoy acreage living without all the demands of acreage living.