



GRASSROOTS
REALTY GROUP

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**On Range Road 24
Rural Lacombe County, Alberta**

MLS # A2217979



\$1,950,000

Division: Westside Country Estates

Lot Size: 7.31 Acres

Lot Feat: -

By Town: Sylvan Lake

LLD: 21-39-2-W5

Zoning: AG

Water: None

Sewer: -

Utilities: -

An exceptional opportunity to acquire 7.31 acres of prime lakefront land with over 900 feet of direct shoreline on the west side of Sylvan Lake. Perfectly situated just minutes from the town of Sylvan Lake and immediately adjacent to the beautiful residential community of Westside Country Estates, this property offers the rare combination of natural beauty, recreational value, and long-term development potential. Currently zoned Agricultural &A'squo;, the land permits a single residential dwelling and is located within both the Sylvan Lake Area Structure Plan and the Sylvan Lake Intermunicipal Development Plan, providing a framework for future multi-lot subdivision and residential development, subject to rezoning and County approval. This is a truly unique opportunity to build a legacy waterfront estate or position for phased residential development in one of Central Alberta’s most sought-after lake communities.