



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**39031 Range Road 12
Sylvan Lake, Alberta**

MLS # A2222096



\$1,558,000

Division: NONE

Lot Size: 0.00 Acre

Lot Feat: -

By Town: -

LLD: 2-39-1-W5

Zoning: FD

Water: -

Sewer: -

Utilities: -

Exceptional opportunity to acquire 125.54 acres of future development land located within the Town of Sylvan Lake's North East Area Structure Plan. This prime holding property is currently zoned Future Designation (FD) and positioned for long-term residential and highway commercial expansion. Situated just minutes from town amenities, Highway 11A, and Highway 20, the site offers strategic access and strong growth potential. The parcel also features a well-maintained 1,412 sq. ft. bungalow, a 7,200 sq. ft. shop with cladded interior and overhead doors, and a partially completed 320 sq. ft. office structure. The site is clean and functional, with well and septic systems in place. With strong holding value, versatile utility, and prime positioning in one of Central Alberta's fastest-growing markets, this property checks all the boxes.