



**GRASSROOTS**  
REALTY GROUP

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**5116 50 Avenue  
Sylvan Lake, Alberta**

**MLS # A2222938**



**\$325,000**

**Division:** NONE

**Lot Size:** 0.26 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** WEST VILLAGE RESIDENTIAL

**Water:** -

**Sewer:** -

**Utilities:** -

Situated just a few blocks from the stunning lakefront and the vibrant heart of downtown Sylvan Lake, this expansive 100' x 126' (11,450 sq ft) lot offers incredible potential. Zoned West Village Residential District, this rare parcel allows for a wide range of development options — ideal for constructing fourplexes, townhomes, stacked row houses, or even a boutique apartment building (up to 4 storeys, as per the Sylvan Lake Land Use Bylaws). With proximity to the lake, amenities, and recreational hotspots, this property is the perfect canvas for a signature residential development in one of Alberta's most desirable lake communities. Don't miss out on this prime investment opportunity — explore the potential today!