



**GRASSROOTS**  
REALTY GROUP

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**5018 49 Street**  
**Sylvan Lake, Alberta**

**MLS # A2231318**



**\$320,000**

**Division:** Cottage Area

**Lot Size:** 0.07 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RC2 - Central Residential

**Water:** -

**Sewer:** -

**Utilities:** -

Opportunity awaits!!! This rare, vacant lot offers a unique opportunity to build your dream home in one of Sylvan Lake's most sought-after cottage communities. Just a short stroll to the beach, lake, and downtown, this location combines the perfect blend of convenience and natural beauty. This lot has services ON the lot, not just at the street front. The possibilities are endless for creating a custom space that fits your lifestyle, all while being surrounded by the charm and vibrancy of Sylvan Lake's lake life living. With this prime location, you'll have easy access to everything—be it water activities, dining, shopping, or enjoying the scenic parks and walking trails nearby. This lot offers an exceptional canvas to make your lake living dream a reality.