



**GRASSROOTS**  
REALTY GROUP

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**182 Marina Bay Court  
Sylvan Lake, Alberta**

**MLS # A2236868**



**\$545,000**

**Division:** Marina Bay

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RMB

**Water:** -

**Sewer:** -

**Utilities:** -

Discover a rare opportunity to own a lakefront lot in the heart of Marina Bay—one of Sylvan Lake’s most desirable communities. Located on a quiet cul-de-sac, this beautifully situated parcel offers stunning views and the serenity of waterfront living. Surrounded by mature landscaping and just steps from the water’s edge, it provides the ideal setting for a custom-built single-family home. Zoned residential and generously sized, this lot is ready to accommodate your vision for a year-round retreat or seasonal getaway. Don’t miss the chance to build in a location that combines privacy, natural beauty, and a strong sense of community.