



**GRASSROOTS**  
REALTY GROUP

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**5040 47 Street  
Sylvan Lake, Alberta**

**MLS # A2237302**



**\$192,900**

**Division:** Cottage Area

**Lot Size:** 0.08 Acre

**Lot Feat:** -

**By Town:** Sylvan Lake

**LLD:** -

**Zoning:** RC2

**Water:** -

**Sewer:** -

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, See Re

What an opportunity!! This duplex lot is right in the heart of the cottage area and just a stones throw to Lakeshore drive and the sandy beaches of Sylvan Lake! Services are to the property line and you are able to bring your own ideas and builder to this private and well treed lot. Permitted uses include detached dwellings, duplexes, fourplexes, row housing, stacked row houses, Triplex, secondary suite in single detached and more! The smaller lot size gives way to an opportunity to create a low maintenance residence! The property is staked and the overhead power line to the adjacent is scheduled to be removed. Zoning is Central Residential 2 District (RC2) and additional info can be found in the supplements. GST will apply!