



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2247963**



**\$525,000**

**Division:** Marina Bay

**Lot Size:** 0.09 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RMB

**Water:** -

**Sewer:** -

**Utilities:** -

A rare find in Sylvan Lake's coveted Marina Bay: this lakefront lot spans 3,738 sq ft and offers the ideal setting for your custom-built home. Positioned at the end of a quiet cul-de-sac, the property delivers sweeping water views, privacy, and a peaceful atmosphere just steps from the shoreline. Previously offered only as an optional add-on to the neighboring home at 180 Marina Bay Court, the lot is now available independently, unlocking a new opportunity for builders, dreamers, and investors alike. With mature landscaping and no structures to remove, this lot is construction-ready—providing a blank canvas for the lake home you've always envisioned. Ownership includes access to the private community marina, so you can step into a lifestyle of boating, paddleboarding, and waterfront recreation. Whether you're ready to build right away or planning for the future, this is a chance to create something truly special in a neighborhood known for its charm, character, and connection to the lake. Properties like this rarely come to market. For those seeking a prime location with water access, privacy, and long-term value, this Marina Bay lot checks all the boxes. Take the next step toward building your lakeside legacy.