



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**201B - 1271, 392 Township Road
Rural Red Deer County, Alberta**

MLS # A2247995



\$399,900

Division: Kayton Estates

Lot Size: 1.59 Acres

Lot Feat: Cleared, Corner Lot, Lawn, Level, Open Lot, Paved, Square Shaped Lot

By Town: Sylvan Lake

LLD: 10-39-1-W5

Zoning: R1

Water: None

Sewer: -

Utilities: -

An incredible chance awaits in the sought-after community of Kayton Estates! This newly subdivided 1.59-acre parcel blends peaceful country living with unbeatable proximity to Sylvan Lake—just minutes away on fully paved roads. Positioned to capture stunning west-facing lake sunsets, the lot is ideal for a walkout build that maximizes those views. Fully fenced with durable steel (originally designed for horses—note: horses no longer permitted), the property is landscaped and ready for your vision. Services are nearby to simplify your build, and the 32x24 shop offers endless possibilities—store equipment, create a workshop, or design the hobby space you’ve always wanted. Whether you’re planning a year-round home or a weekend escape, this rare piece of Alberta countryside delivers the best of both worlds—tranquil surroundings with quick access to the vibrant lifestyle of Sylvan Lake. Here’s your opportunity to design a dream space in a premium estate setting!