



GRASSROOTS
REALTY GROUP

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5116 50 Avenue
Sylvan Lake, Alberta

MLS # A2248009



\$325,000

Division: NONE

Lot Size: 0.26 Acre

Lot Feat: Back Lane, Back Yard

By Town: -

LLD: -

Zoning: HERITAGE DIRECT CONTROL D

Water: -

Sewer: -

Utilities: -

Situated just a few blocks from the stunning lakefront and the vibrant heart of downtown Sylvan Lake, this expansive 100' x 126' (11,450 sq ft) lot offers incredible potential. Zoned West Village Residential District, this rare parcel allows for a wide range of development options — ideal for constructing fourplexes, townhomes, stacked row houses, or even a boutique apartment building (up to 4 storeys, as per the Sylvan Lake Land Use Bylaws). With proximity to the lake, amenities, and recreational hotspots, this property is the perfect canvas for a signature residential development in one of Alberta's most desirable lake communities. Don't miss out on this prime investment opportunity — explore the potential today!