

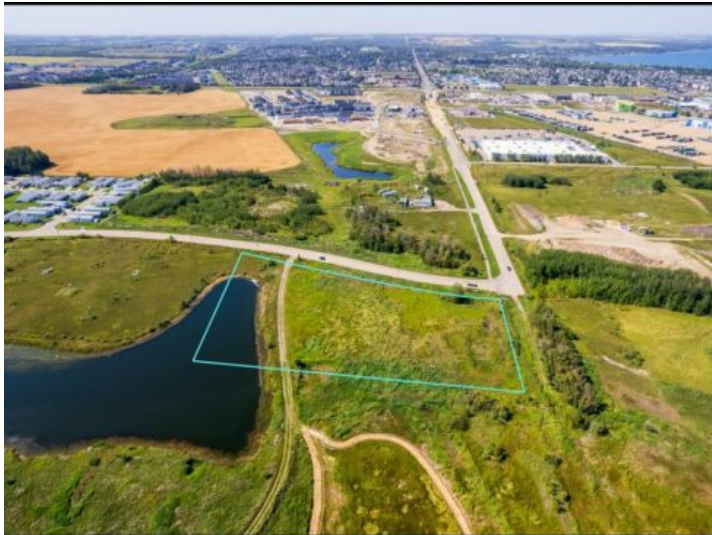


**GRASSROOTS**  
REALTY GROUP

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**Unit #D, 47 Ave Bayshore Dr.  
Sylvan Lake, Alberta**

**MLS # A2252170**



**\$525,000**

**Division:** NONE

**Lot Size:** 3.68 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RF

**Water:** -

**Sewer:** -

**Utilities:** -

Check out this opportunity to own 3.68 acres of land in one of Alberta's most sought-after lake communities. This property is ideally located near Sylvan Lake's shoreline and amenities, making it the perfect place to bring your vision to life. Whether you are planning to build your dream home, create a recreational retreat, or explore development options, this parcel offers exceptional potential. Sylvan Lake is a vibrant and growing community, loved for its year-round lifestyle. From boating and beach days in summer to skating, events, and activities in winter. This is a bare land condominium parcel (Unit D), with no condo association in place and no fees. Zoning is currently RF, and the Town has shown openness to different possibilities. This is your chance to invest in land that combines natural beauty, recreational living, and strong community growth.

This property is co-listed with Floyd Wierenga from Maxwell Polaris