



**GRASSROOTS**  
REALTY GROUP

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

**5801 Lakeshore Drive  
Sylvan Lake, Alberta**

**MLS # A2258600**



**\$1,350,000**

---

**Division:** NONE

---

**Lot Size:** 2.46 Acres

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** 32-38-1-W5

---

**Zoning:** FD

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

Prime multi-family development opportunity on Lakeshore Drive in Sylvan Lake! This 2.46-acre parcel is one of the last large development sites along the lakefront corridor and is ideally suited for future higher-density residential under the Town's Urban Neighbourhood policy. The property is currently zoned Future Designation, requiring an Outline Plan and rezoning, but its location and size make it a standout candidate for townhomes, stacked townhouses, or low-rise multi-family. Surrounded by established neighbourhoods and within walking distance to the lake, schools, and amenities, this site offers unmatched potential for a signature residential project. Existing improvements include an older bungalow, barn, and quonset, with value placed on the land for redevelopment. A rare chance to secure premium infill land in one of Central Alberta's fastest-growing communities.