



GRASSROOTS
REALTY GROUP

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**5801 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2258726



\$1,350,000

Division: NONE

Lot Size: 2.46 Acres

Lot Feat: -

By Town: -

LLD: -

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.