

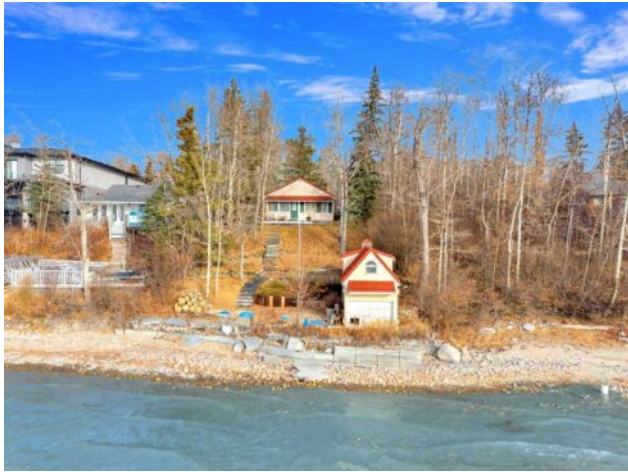


**GRASSROOTS**  
REALTY GROUP

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**77 Birchcliff Road**  
**Birchcliff, Alberta**

**MLS # A2270478**



**\$1,195,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Beach, Gentle Sloping, Lake, Private, Sloped, Treed, Views		

<b>Heating:</b>	Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	RL
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** all furniture included

Is there a lakefront lot with private access and room to build your dream home? Yes: 77 Birchcliff Road in the Summer Village of Birchcliff offers 50 feet of Sylvan Lake shoreline, a gentle slope to the water, and an irreplaceable location. First time on the market in its more than 70 years of existence, this beloved family property blends natural beauty with unmatched potential. The existing 2-bedroom, 1-bath cabin is simple, and full of rustic character. With a fire-fed pot-bellied stove, metal roof, and elevated lake views, it's a charming summer base while you plan your future build. A classic boathouse near the shoreline has been thoughtfully updated into a cozy guest bunkhouse, adding value and versatility to the lot. The location is rare: elevated, private, and gently sloped to the water, offering views across Sylvan Lake with peaceful morning light and warm summer evenings. Trails, quiet roads, and neighbourly charm define the Birchcliff lifestyle, all just minutes from Sylvan Lake. Whether you keep the cabin as-is for summer escapes or design a luxury retreat, this treed lakefront lot delivers legacy, location, and possibility.