



GRASSROOTS
REALTY GROUP

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**56, 5230 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2289685



\$79,900

Division: NONE

Lot Size: 0.01 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: LDC

Water: -

Sewer: -

Utilities: -

Secure your moorage at Waters Edge Marina on Sylvan Lake — an increasingly rare opportunity in one of Central Alberta's most sought-after waterfront settings. Located in a quieter, more protected section of the marina, this dockominium benefits from reduced wind exposure and lighter traffic flow, offering smoother docking conditions and added comfort throughout the season. Waters Edge is a gated, professionally managed marina governed by an active condominium board focused on long-term care and stability. With limited dockominium availability and consistent demand for private slips, ownership provides reliable lake access and lasting value. Slips within the marina have rented for approximately \$4,000 per season. Includes one complimentary Town of Sylvan Lake parking pass. Just steps from the lighthouse, fuel services, and popular lakeside dining, this is an opportunity to secure your place on the water and enjoy everything Sylvan Lake has to offer.