



GRASSROOTS
REALTY GROUP

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**5310 50 Avenue
Sylvan Lake, Alberta**

MLS # A2293614



\$1,029,000

Division: Downtown

Lot Size: 2.29 Acres

Lot Feat: No Neighbours Behind, On Golf Course

By Town: -

LLD: -

Zoning: RWV

Water: Public

Sewer: Public Sewer

Utilities: Electricity, Natural Gas, Sewer, Water

Development land with 600' of frontage on the picturesque Sylvan Lake Golf and Country Club and 220' fronting 50th Ave. Ideal for a condominium project, multi-family investment property or luxury townhomes. Property is just short walk to downtown and the beach. Zoned RWV - Residential Waterfront Village District - a highly sought-after area designed for year-round living, tourism, and recreation. The district is characterized by a mix of high-density residential, commercial amenities, and direct access to the lake, with ongoing, sustainable development aimed at creating a vibrant, walking-friendly hub.