



GRASSROOTS
REALTY GROUP

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**Half Moon Bay Drive
Rural Lacombe County, Alberta**

MLS # A2051170



\$4,975,000

Division: Rural Lacombe County

Lot Size: 95.00 Acres

Lot Feat: -

By Town: Sylvan Lake

LLD: 11-39-2-W5

Zoning: A, R-RCC

Water: -

Sewer: -

Utilities: -

Rare opportunity to purchase 94.75 acres of prime development land adjacent to the Half Moon Bay Summer Village and Range Road 2-1. This property has massive upside potential! According to the Sylvan Lake Area Structure Plan, this land is designated as a Higher Density Node, which means that 15% of units in a future development can be multi-family. Additionally, it is well placed next to a possible public access site and is in close proximity to Range Road 2-2 and the land which has been designated as a future Lacombe County boat launch on the west side of the lake. 2 acres of this parcel on the NE corner has recently been sold to help facility the construction of a lift station required to support the future Sylvan Lake Regional Wastewater trunk alignment; with funds that will be supplied by the province's Water For Life program. A portion of the land is currently farmed and the annual crop revenue is approximately \$4,200 - \$5,000.