



1262 Township Road 391
Rural Red Deer County, Alberta

MLS # A2135963



\$1,244,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,299 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	15.96 Acres		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-39-1-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Fridge X2, Central vac, Water softener, Range hood, Stove, Dishwasher

Perched high above the shimmering waters of Central Alberta's premier recreation destination, this 15.96-acre estate offers a vantage point like no other. Imagine waking up to sweeping mountain, town, and lake views from your custom-built dream home or a masterfully renovated vintage farmhouse. This isn't just a homesite; it's a lifestyle and a savvy investment combined. The property features a classic 1964 bungalow with a solid foundation for renovation, a recently upgraded septic system, and a secure automatic entry gate. For the hobbyist or entrepreneur, the infrastructure is unparalleled: a heated 40'x56' arch-rib Quonset, a classic hip-roof barn, and multiple sheds. The Ultimate Bonus: Enjoy an immediate \$9,000+ annual revenue stream from a Town of Sylvan Lake water well lease—featuring a 2% annual increase. Located steps from the public boat launch, world-class golf, and town amenities, this is the rare opportunity to own the "best seat in the house" while the land pays you to stay.