



GRASSROOTS
REALTY GROUP

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1156 Highway 11A
Sylvan Lake, Alberta

MLS # A2135977



\$459,900

Division:	Highway 11A		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,491 sq.ft.	Age:	1929 (95 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	2.66 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-39-1-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: none

Properties like this are few and far between! Land this close to Sylvan Lake with Highway exposure are endless! Are you looking for an investment now, but also pay huge dividends in the future? This property is zoned FD(Future Designation District) which means you could build a destination wedding venue, gas station, restaurant, carwash, or how about an RV storage lot with separate storage containers? Of course, you would have to have city approval for what ever your entrepreneurial desires would be. The history of this property is remarkable as the home was once a school back in its day! The home in my opinion is still very structurally sound and it has 3 beds and 2 baths and one of the baths boasts a tub and sink from the Banff Springs Hotel. There are numerous details of the days past and the home is flooded by all the natural light! With a little love, this property could be restored to its future glory. So many possibilities…