



**GRASSROOTS**  
REALTY GROUP

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**5020 42 Street  
Sylvan Lake, Alberta**

**MLS # A2191504**



**\$329,900**

**Division:** Cottage Area

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Yard, Cleared, Front Yard, Lake, Level, Near Shopping Center, Re

**By Town:** -

**LLD:** -

**Zoning:** R5

**Water:** -

**Sewer:** -

**Utilities:** -

WOW...don't miss this opportunity to build your dream home/cottage just steps from the lake on this 30 x 125 ft. lot. Cottage district lots have become increasingly rare, now is the time to build! This unbeatable location is just off Lakeshore drive near the park, and steps to the lake. You'll love watching the all action and enjoying the sunsets from your deck. With close proximity to restaurants, shopping, the marina, boardwalk-you'll be able to truly enjoy the Sylvan Lake lifestyle. Sylvan has become a 4 seasons destination with countless activities going on all year long. Lot has been subdivided, graded, serviced to property line, and is ready to build on. The side laneway will be paved. No restrictions on time to build, so you can hold it until YOU are ready.