



**GRASSROOTS**  
REALTY GROUP

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**On HWY 20 N**  
**Rural Red Deer County, Alberta**

**MLS # A2199244**



**\$1,350,000**

**Division:** NONE

**Lot Size:** 43.49 Acres

**Lot Feat:** -

**By Town:** Sylvan Lake

**LLD:** 3-39-1-W5

**Zoning:** FD

**Water:** None

**Sewer:** -

**Utilities:** -

This 43.49-acre parcel offers an exceptional investment opportunity in one of Alberta's fastest-growing communities. With high visibility, excellent access, and significant development potential, the property is ideally suited for residential, commercial, or mixed-use projects. Strategically positioned west of Highway 20 and north of the railway tracks, this site provides excellent exposure and accessibility, making it an ideal location for future development. Located within Sylvan Lake's expanding development corridor, the property is just minutes from downtown, shopping centers, and recreational amenities, enhancing its appeal for a variety of uses.