

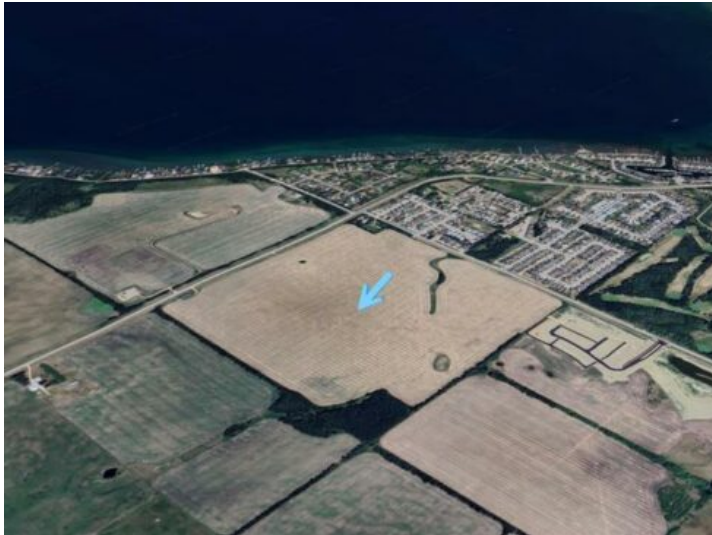


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**60th Street  
Sylvan Lake, Alberta**

**MLS # A2199343**



**\$3,588,000**

**Division:** NONE

**Lot Size:** 143.53 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 31-38-1-W5

**Zoning:** FD

**Water:** -

**Sewer:** -

**Utilities:** -

Prime development opportunity in one of Sylvan Lake's fastest-growing corridors. This 143.53-acre parcel is positioned for future residential and mixed-use development, aligning with the West Area Structure Plan (WASP). Situated on the west side of Sylvan lake 60th street and HWY 11 A, this site offers strong long-term investment potential. With nearby developments and increasing demand for residential expansion, this land is ideal for developers, investors, or joint venture opportunities.