



**GRASSROOTS**  
REALTY GROUP

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**5031 47 Street  
Sylvan Lake, Alberta**

**MLS # A2199429**



**\$367,000**

**Division:** Downtown

**Lot Size:** 0.12 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** WDC

**Water:** -

**Sewer:** -

**Utilities:** -

Situated just half a block away from the picturesque shores of Sylvan Lake, this prime parcel of land presents an exceptional opportunity for investors and developers. With just a short stroll to the beachfront, residents and visitors alike can enjoy leisurely days by the water, water sports, and an array of seasonal activities. With its prime location, the property offers an unparalleled opportunity to capitalize on the burgeoning tourism industry and growing demand for luxury accommodations and amenities.