



GRASSROOTS
REALTY GROUP

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**201B, 1271 Township Road 392
Rural Red Deer County, Alberta**

MLS # A2212102



\$399,900

Division: Kayton Estates

Lot Size: 1.59 Acres

Lot Feat: -

By Town: Sylvan Lake

LLD: 10-39-1-W5

Zoning: R1

Water: None

Sewer: -

Utilities: -

Welcome to an exceptional opportunity in the desirable community of Kayton Estates! This newly subdivided 1.59-acre parcel offers the perfect blend of peaceful country charm and convenient access to Sylvan Lake – just a short drive away, entirely on paved roads. Perched in a premium location, this land offers gorgeous west-facing views of Sylvan Lake sunsets, making it an ideal walkout building site for your dream home. The property comes fully fenced with quality steel fencing, originally designed for horses (please note: horses are no longer permitted). The lot is beautifully landscaped and ready for development, with services nearby to simplify the build process. An added bonus is the spacious 32x24 shop, perfect for storing equipment, tools, or transforming into a workshop, hobby space, or additional storage. Whether you're looking to build a full-time residence or a peaceful weekend retreat, this is a rare chance to own land in a highly sought-after estate community. Surrounded by nature with the luxury of space, yet close to the vibrant lifestyle and amenities of Sylvan Lake, this property offers the best of both worlds. Don’t miss your chance to bring your vision to life on this spectacular piece of Alberta countryside!