

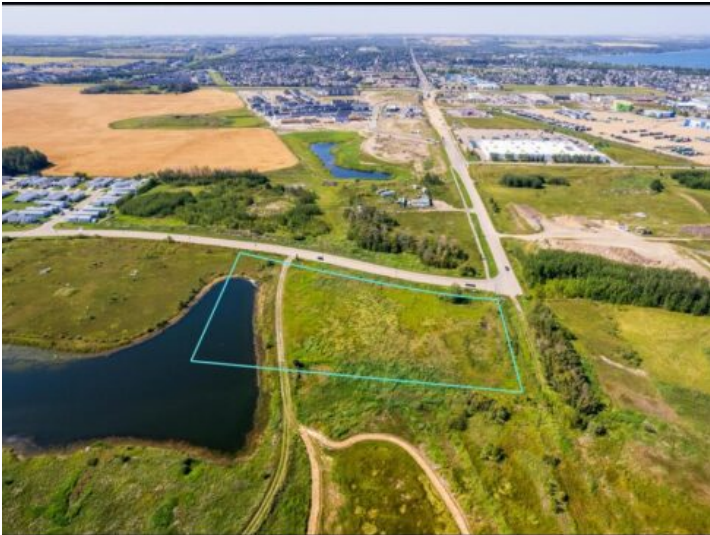


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**Unit #D, 47 Ave Bayshore Dr.  
Sylvan Lake, Alberta**

**MLS # A2252170**



**\$525,000**

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**Division:** NONE

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**Lot Size:** 3.68 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** RF

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Rare 3.68-acre bare land condominium parcel (Unit D) located within the Town of Sylvan Lake, one of Alberta's fastest-growing and most sought-after lake communities. Situated along the eastern growth corridor, this property offers great visibility, accessibility, and proximity to residential neighborhoods, commercial amenities, schools, recreation, and Sylvan Lake's amazing waterfront. Currently zoned RF (Recreation Facility District), the property permits a variety of recreation-oriented uses and presents a unique opportunity for investors, developers, and entrepreneurs seeking a strategic land holding within town limits. The parcel features a scenic pond, open space, and convenient access to existing infrastructure and services in the surrounding area. In discussions with the Town, buyers are encouraged to explore and present development concepts for consideration. The Town has indicated a willingness to review proposals and ideas for the site, creating an opportunity for purchasers to investigate a variety of potential future uses, subject to municipal approvals and requirements. Buyers are encouraged to conduct their own due diligence regarding zoning, permitted and discretionary uses, servicing, development potential, and future planning opportunities. Whether you envision a recreation-focused development, tourism-oriented project, investment holding, or another innovative concept, opportunities of this size and location within the Town of Sylvan Lake are increasingly difficult to find. This property is a bare land condominium parcel with no condominium association currently in place and no condominium fees. Co-listed with Floyd Wierenga of MaxWell Polaris.