



GRASSROOTS
REALTY GROUP

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90 Slopeside Drive
Rural Lacombe County, Alberta

MLS # A2273591



\$435,000

Division: The Slopes

Lot Size: 0.65 Acre

Lot Feat: -

By Town: Sylvan Lake

LLD: 17-39-1-W5

Zoning: R-RCC

Water: Co-operative

Sewer: -

Utilities: -

FIRST ESTATE LOT RELEASED — Welcome to The Slopes of Sylvan Lake, where nature meets refined living. Discover this exceptional .65-acre (28,314 sq. ft.) west-facing estate lot in Phase 2, perfectly designed for a walkout home that captures serene pond views and stunning sunsets. Backing onto a private treed reserve of mature poplar and aspen, this lot offers unmatched privacy and a natural setting rarely found this close to the lake. Cleared and fully serviced right to the property line, this lot will be ready for your Spring 2026 build. Forget septic tanks and wells — The Slopes connects directly to the Sylvan Lake Regional Wastewater Line and features its own on-site state-of-the-art water treatment facility, giving you modern convenience in a country setting. The Slopes offers over 25 acres of shared open space — featuring conservation-by-design principles which integrate walking trails, community amenity areas, and wide buffers between neighbors, ensuring a quiet, estate-style experience. Just a short walk brings you to the shores of Sylvan Lake, and a five-minute drive connects you to the town’s vibrant shops, restaurants, and marina. Architectural guidelines protect your investment and ensure a cohesive community of luxury homes built to the highest standards. It’s time to build your dream home — surrounded by natural beauty, modern infrastructure, and timeless design — at The Slopes of Sylvan Lake.