

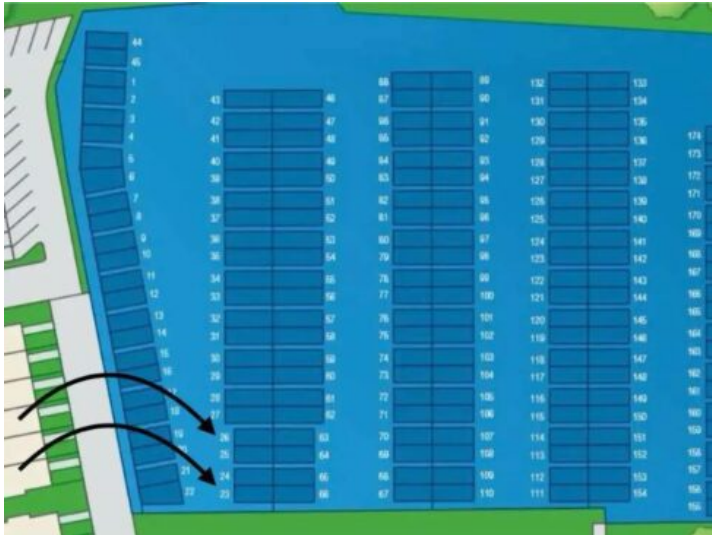


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
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23, 5230 Lakeshore Drive  
Sylvan Lake, Alberta

MLS # A2275770



**\$88,000**

Division: Downtown

Lot Size: 0.01 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: MMU

Water: -

Sewer: -

Utilities: -

Get ready for summer on Sylvan Lake by securing your own boat slip now at the professionally managed Waters Edge Marina. This powered slip is located in a quieter area of the marina, offering added protection from traffic and wind, an appealing feature for owners who prioritize safety, docking ease, and long-term usability. Waters Edge Marina is a gated, full service marina with an active and engaged condominium board, ensuring the marina is well maintained, securely operated, and responsibly managed. With dockminiums becoming increasingly hard to secure and seasonal rentals often costing thousands per year, ownership offers both convenience and long term value. Located steps from the lighthouse and The Launch, with nearby fuel, and dining, this slip provides straightforward access to the water while simplifying your summer plans. Secure your spot now and enjoy more time boating and less time planning!