



**GRASSROOTS**

REALTY GROUP

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**#147 D16, 5230 Lakeshore Drive  
Sylvan Lake, Alberta**

**MLS # A2287397**



**\$75,000**

Division: NONE

Lot Size: 0.01 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: LDC

Water: -

Sewer: -

Utilities: -

Spend your summer where you belong &mdash; on the water at Sylvan Lake. Slip #147 at Waters Edge Marina offers a prime moorage opportunity in a quieter, more protected section of this professionally managed, gated marina. With reduced boat traffic and added shelter from prevailing winds, docking is simpler and more secure &mdash; ideal for boaters who value ease and peace of mind. Waters Edge Marina is well maintained and responsibly operated by an active condominium board, providing confidence in long-term upkeep and security. With dockominiums becoming increasingly limited and seasonal rentals often commanding premium prices, ownership delivers both convenience and lasting value. Located just steps from the lighthouse,, fuel services, and popular lakeside dining, this slip places you right in the heart of Sylvan Lake&rsquo;s vibrant boating scene while offering a calm, tucked-away setting.. For buyers needing flexibility, arrangements can be made to rent the slip prior to possession, allowing you to secure your boating season without delay. Secure your spot now and enjoy a stress-free summer with guaranteed access to the lake whenever you&rsquo;re ready to launch.