



GRASSROOTS

REALTY GROUP

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**#75 C17, 5230 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2287398



\$75,000

Division: NONE

Lot Size: 0.01 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: LDC

Water: -

Sewer: -

Utilities: -

Secure your place on Sylvan Lake with this moorage opportunity at the professionally managed Waters Edge Marina. Located in a quieter, more sheltered section of the marina, this slip offers easier docking and added protection from wind and heavy traffic — ideal for those who value both convenience and peace of mind. Waters Edge is a gated, well-maintained marina operated by an active condominium board, ensuring long-term care and responsible management. As dockominiums become increasingly limited and seasonal rentals continue to rise in cost, ownership provides reliable access and lasting value. Added bonus: ownership includes one complimentary parking pass through the Town of Sylvan Lake. For buyers needing flexibility, arrangements can be made to rent the slip prior to possession, allowing you to secure your boating season without delay. Just steps from the lighthouse, The Launch, fuel services, and lakeside dining, this is an excellent opportunity to simplify your summers and enjoy more time on the water.