



**GRASSROOTS**

REALTY GROUP

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5310 50 Avenue  
Sylvan Lake, Alberta

MLS # A2293614



**\$1,029,000**

**Division:** Downtown

**Lot Size:** 2.29 Acres

**Lot Feat:** No Neighbours Behind, On Golf Course

**By Town:** -

**LLD:** -

**Zoning:** RWV

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity, Natural Gas, Sewer, Water

Development land with 600' of frontage on the picturesque Sylvan Lake Golf and Country Club and 220' fronting 50th Ave. Ideal for a condominium project, multi-family investment property or luxury townhomes. Property is just short walk to downtown and the beach. Zoned RWV - Residential Waterfront Village District - a highly sought-after area designed for year-round living, tourism, and recreation. The district is characterized by a mix of high-density residential, commercial amenities, and direct access to the lake, with ongoing, sustainable development aimed at creating a vibrant, walking-friendly hub.