



GRASSROOTS
REALTY GROUP

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**201B - 1271, 392 Township Road
Rural Red Deer County, Alberta**

MLS # A2303443



\$389,900

Division: Kayton Estates

Lot Size: 1.59 Acres

Lot Feat: Cleared, Corner Lot, Lawn, Level, Open Lot, Paved, Square Shaped Lot

By Town: Sylvan Lake

LLD: 10-39-1-W5

Zoning: R1

Water: None

Sewer: -

Utilities: -

Discover exceptional value with this newly priced 1.59-acre parcel in the desirable community of Kayton Estates, just minutes from Sylvan Lake on fully paved roads. Offering peaceful country living with convenient access to amenities, this property is an ideal opportunity to build your dream home or weekend retreat in a sought-after location. Positioned to capture stunning west-facing views, enjoy breathtaking Sylvan Lake sunsets from your future walkout build. The lot is fully fenced with quality steel fencing and thoughtfully prepared for development, with services nearby to help streamline your build process. A standout feature is the spacious 32x24 shop, perfect for storage, a workshop, hobby space, or additional functionality as you plan your build. The landscaped setting adds immediate appeal while still offering flexibility to design your ideal outdoor space. Located in a quiet estate community surrounded by nature, this property offers the perfect balance of privacy, space, and accessibility. Experience the best of rural living while staying close to the vibrant lifestyle, recreation, and amenities of Sylvan Lake. This is a rare opportunity to secure a premium acreage at an attractive new price of \$389,900 in one of the area's most desirable communities.