



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**4217 LAKESHORE Drive**  
**Sylvan Lake, Alberta**

**MLS # A2307598**



**\$409,900**

**Division:** Cottage Area

**Lot Size:** 0.10 Acre

**Lot Feat:** Back Yard, Cleared, Front Yard, Lake, Level, Near Shopping Center, Re

**By Town:** -

**LLD:** -

**Zoning:** W-DC

**Water:** -

**Sewer:** -

**Utilities:** -

WOW...don't miss this opportunity to build your dream home/cottage on the lake on this 32 x 130 ft. lot. Cottage district lots have become increasing rare, now is the time to build. This unbeatable location is on Lakeshore drive just across from the park and steps to the lake. You'll love watching the all action and enjoying the sunsets from your deck. With close proximity to restaurants, shopping, the marina, boardwalk-you'll be able to truly enjoy the Sylvan Lake lifestyle. Sylvan has become a 4 seasons destination with countless activities going on all year long. Lots have been graded and serviced and are ready to build on. The rear laneway will be paved. No restrictions on time to build so you can hold it until YOU are ready.