



**GRASSROOTS**

REALTY GROUP

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**B-42, 5230 Lakeshore Drive  
Sylvan Lake, Alberta**

**MLS # A2323851**



**\$74,000**

**Division:** Downtown

**Lot Size:** 0.01 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** LDC

**Water:** -

**Sewer:** -

**Utilities:** -

Rare opportunity to own a private, single boat slip in the Marina at Waters Edge Resort—no sharing, no tight maneuvering, and no risk of neighbouring boats bumping yours. It's number 46! This 21-foot finger slip accommodates boats up to 27 feet (including engine) and offers easy in-and-out access, conveniently located near the public fuel station and boat launch. The marina is a fully rebuilt, professionally managed, gated dockominium complex featuring 174 slips. Ownership includes convenient parking pass inside the gate, access to private washroom facilities, and complimentary launch in and out. Gentle water movement in the marina helps keep your boat cleaner, reducing maintenance, and allows for boarding from either side for added ease. With limited marina development permitted on Sylvan Lake, opportunities like this are becoming increasingly hard to find. Whether for personal use or long-term investment, this is a simple and convenient way to enjoy lake life—just moor your boat and enjoy.