



GRASSROOTS

REALTY GROUP

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**A11, 5230 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2324961



\$85,000

Division: Downtown

Lot Size: 0.01 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: LDC

Water: -

Sewer: -

Utilities: -

Own one of the larger powered slips at Waters Edge Marina and enjoy hassle-free boating on beautiful Sylvan Lake. Slip #12 offers the added benefit of a larger moorage space with power, making it an excellent choice for accommodating larger vessels while providing the convenience today's boat owners appreciate. Located within the secure and sheltered, gated Waters Edge Marina, this professionally managed dockminium community is known for its excellent upkeep and proactive condominium board, giving owners confidence in the long-term care of the facility. With privately owned slips becoming increasingly difficult to find and seasonal moorage costs continuing to rise, ownership offers both immediate enjoyment and long-term value. Ownership includes one complimentary Town of Sylvan Lake parking pass, making every trip to the marina even more convenient. For buyers looking to get on the water right away Ideally positioned just a short walk from the Sylvan Lake Lighthouse, The boat launch, fuel dock, restaurants, shopping, and the vibrant lakeshore, Slip #12 is an outstanding opportunity to secure premium moorage and enjoy everything Sylvan Lake has to offer for seasons to come.