



GRASSROOTS
REALTY GROUP

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**99-C-24, 5230 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2327935



\$69,900

Division: Downtown

Lot Size: 0.01 Acre

Lot Feat: Beach

By Town: -

LLD: -

Zoning: LDC

Water: -

Sewer: -

Utilities: -

Slip #99 at Water Edge Marina — and if you know your hockey, that number needs no introduction. Consider it a fitting label for a boat slip that sits central to the marina, giving you one of the shorter walks from your vehicle to your vessel on a Friday afternoon. At 10 x 21 feet, it's sized to comfortably handle most recreational boats, and it's tucked inside Water Edge's private, gated access, which means one less thing to think about when you're not around. This is condo-titled, professionally managed, with a monthly fee of just \$58.33 — about the cost of a couple of coffees for the peace of mind of not handling the upkeep yourself. The marina itself is part of what makes downtown Sylvan Lake special: the lighthouse gives the whole property a distinct, photogenic character, and the main building houses dining options right on site, so a day on the water can turn into dinner without ever getting back in the car. Sylvan Lake's central downtown is walkable, lively in the summer months, and this slip puts you right in the middle of it. Own the Great One's number, dock in the heart of it all.