



GRASSROOTS
REALTY GROUP

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**On Range Road 20
Rural Red Deer County, Alberta**

MLS # A2347852



\$1,850,000

Division: NONE

Lot Size: 93.45 Acres

Lot Feat: -

By Town: Sylvan Lake

LLD: 6-36-1-W5

Zoning: AG

Water: None

Sewer: -

Utilities: -

A rare opportunity to acquire 93.45 acres west of Norglenwold, on the south side of Sylvan Lake and just 3km from the Town of Sylvan Lake. This mostly treed parcel lies on the south side of Honeymoon Drive and slopes gently toward the lake, with lake access at the end of Range Road 20. There is also public walking access between Honeymoon Drive and Grande Avenue, just off the NE corner of the property. Imagine creating your own private estate with room to roam, or holding the land for its longer-term potential. Currently zoned Agricultural, the property lies in an area identified for future residential use in the Sylvan Lake Area Intermunicipal Development Plan. Regional wastewater infrastructure is progressing, although the availability, timing and cost of servicing this parcel remain to be confirmed.