



construction or homes sold an occupied. The east side of the property has just been serviced for 42 townhome lots, all of which have been pre-sold to builders with construction to start shortly. A 26 lot single family home phase has just been serviced on the south side of the property with home construction to begin spring 2025. The balance of the quarter consists of 88 acres of residential development land on the south side that will begin development in 2025 and will consist of approximately 500 new homes. Sylvan Lake is conveniently located approximately 1 hr 10 minutes in between Calgary and Edmonton, 15 minutes from Red Deer, voted one of the six top beach destinations in western Canada...it's become true 4 seasons destination with an incredible number of annual tourists.

### **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | A2127373        |
| Price     | \$6,600,000     |
| Bathrooms | 0.00            |
| Acres     | 7.98            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | Corner Of 47th Avenue Highway 20 |
| Subdivision | Iron Gate                        |
| City        | Sylvan Lake                      |
| County      | Red Deer County                  |
| Province    | Alberta                          |
| Postal Code | T4S 2J7                          |

### **Exterior**

|                 |                 |
|-----------------|-----------------|
| Lot Description | Rectangular Lot |
|-----------------|-----------------|

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2024 |
| Days on Market | 368              |
| Zoning         | CNS              |

Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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