# \$245,000 - 74 Slopeside Drive, Rural Lacombe County

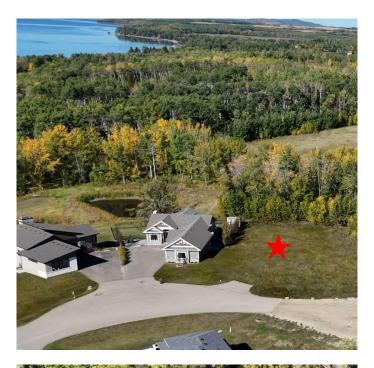
MLS® #A2213472

## \$245,000

0 Bedroom, 0.00 Bathroom, Land on 0.35 Acres

The Slopes, Rural Lacombe County, Alberta

\*\*\* LAST SINGLE FAMILY LOT IN PHASE 1 \*\*\* ELEVATED LIVING in the unparalleled community of The Slopes of Sylvan Lake where nature meets your vision of luxury. Build the home of your dreams on this stunning .30 acre, southwest facing lot available in Phase 1. This sun drenched 15,000 square foot walkout lot is cleared and ready with services right to the property line. Looking out over serene ponds and a large wooded area with mature poplar and aspens, this lot is perfectly situated for a walkout basement to fully maximize your enjoyment of the peaceful, natural surroundings. No need for septic tanks or water wells; this community is connected to the Sylvan Lake Regional Wastewater Line and features an on-site state-of-the-art water treatment facility. The Slopes offers over 25 acres of shared open space with its unique conservation design of trails, amenity area and large space between neighbors and is only a very short walk to access the beautiful shores of Sylvan Lake. Architectural guidelines in this exclusive neighborhood will ensure that your investment is protected and that all homes are constructed with the highest level of quality and design. It's time to start planning your dream home - surrounded by the beauty of The Slopes of Sylvan Lake. The Slopes is adjacent to the Summer Village of Birchcliff on Range Road 14 and is just a short walk to the water's edge. Located a short 5 minute drive from the Town of Sylvan Lake and 20 mins from Red Deer, enjoy acreage living





### **Essential Information**

MLS® # A2213472 Price \$245,000

Bathrooms 0.00
Acres 0.35
Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 74 Slopeside Drive

Subdivision The Slopes

City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T4S 1R6

#### **Amenities**

Utilities Cable Available, Garbage Collection, Electricity at Lot Line, Natural Gas

at Lot Line, Phone Available, Water At Lot Line

Waterfront See Remarks, Lake

#### **Exterior**

Lot Description Back Yard, Backs on to Park/Green Space, Cleared, Irregular Lot, Lake,

Many Trees, Pie Shaped Lot, Private, Secluded, See Remarks,

Conservation, Environmental Reserve

#### Additional Information

Date Listed April 22nd, 2025

Days on Market 119

Zoning R-RCC

## **Listing Details**

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services