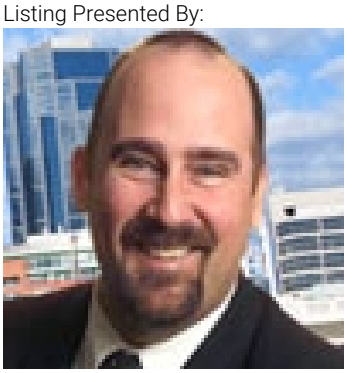


4410 60 St Sylvan Lake Alberta

$2,940,080

Prime development opportunity consisting of 123.08 titled acres located within Sylvan Lake's West Area Structure Plan boundary. The seller intends to retain approximately 8-10 acres, including the existing home and shop, at the time of subdivision and registration by the purchaser/developer. Offered at $2,940,080, this price reflects the adjusted structure and development potential of approximately 113 acres of saleable land. Ideally situated along 60th Street between Sixty West and Greyhawk communities, the parcel features rolling topography, natural treed areas, and Golf Course Creek running through the property. Zoning: FD - Future Designation District. This offering allows a developer to advance the Outline Plan, rezoning, and subdivision processes while accommodating the seller's retained acreage. Planning documents, Natural Area Management mapping, and title available upon request. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty - Sylvan Lake

http://www.lapprealty.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca