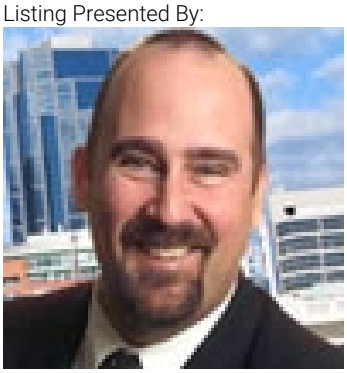


4634 45 Street Sylvan Lake Alberta

$268,000

Exceptional development opportunity in the heart of Sylvan Lake, 4 adjoining bare lots, each measuring approximately 25ft by 150ft (3,750 sqft each) are offered for sale in the desirable R2 medium density residential district. The seller's preference is to sell all 4 lots together, creating an outstanding opportunity for builders, investors or developers, but will also consider selling the lots individually. Ideally located just four blocks from Sylvan Lake's beautiful beach and three blocks from the Hewlett Park Shopping Center, these ready -to-build lots offer an outstanding combination of convenience and lifestyle. Enjoy an easy walk to shopping, restaurants, parks, schools and all the amenities that make Sylvan Lake one of Alberta's most sought-after lake communities. The R2 zoning provides excellent flexibility for development. Permitted uses include single detached homes, duplexes, accessory buildings, secondary suites (subject to town requirements), and certain home occupations. The district also allows for a variety of additional residential opportunities including apartments, triplexes, fourplexes, row housing, stacked row housing, multiple housing developments, garage suites, daycares, and bed and breakfast services - subject to approval by the Town of Sylvan Lake. Whether you're looking to build quality infill homes, develop income producing properties, or ensure prime investment in a growing community, these lots present a rare opportunity. 4 adjoining R2-zoned lots in such a desirable location - just steps away from the lake and close to everyday amenities - are increasingly difficult to find. (id:6769)

Listing Presented By:



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RE/MAX real estate central alberta

RE/MAX Realty Professionals

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

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