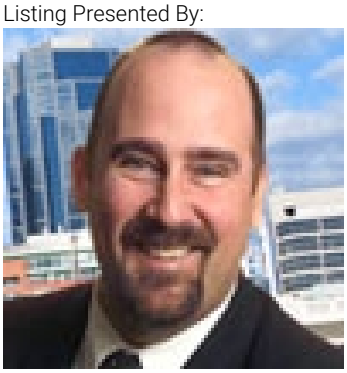


5230 Lakeshore Drive Sylvan Lake Alberta

$69,900

Think about what a summer Saturday at Sylvan Lake usually involves for a boat owner. You hitch up, tow in, wait your turn at the launch, and look for somewhere to leave the truck and trailer. At the end of the day you do it all again in reverse, at the same time as everyone else. Slip #99 at Water Edge Marina removes most of that. You park, walk through the gate, and your boat is already in the water.The slip measures 10'6" by 21' and sits near the middle of the marina. It's on its own condo title, a bare land unit you own outright, not a seasonal rental you have to hope gets renewed. The $58.33 monthly fee covers professional management, reserve fund contributions, and security personnel. Because access is gated, the docks aren't open to anyone walking along the shoreline.The location matters too. Water Edge is in downtown Sylvan Lake beside the lighthouse, with dining in the main building. Getting from the water to dinner is a short walk, with no need to load the car first.Buying in the off-season has a practical advantage. Possession is immediate, so the paperwork is finished long before the ice comes off. Your first warm weekend of 2027 can start at the dock instead of in the launch lineup. And yes, it's #99. Hockey fans will appreciate the number. (id:6769)

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