

# \$325,000 - 5116 50 Avenue, Sylvan Lake

MLS® #A2248009

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.26 Acres

NONE, Sylvan Lake, Alberta

Situated just a few blocks from the stunning lakefront and the vibrant heart of downtown Sylvan Lake, this expansive 100' x 126' (11,450 sq ft) lot offers incredible potential. Zoned West Village Residential District, this rare parcel allows for a wide range of development options – ideal for constructing fourplexes, townhomes, stacked row houses, or even a boutique apartment building (up to 4 storeys, as per the Sylvan Lake Land Use Bylaws). With proximity to the lake, amenities, and recreational hotspots, this property is the perfect canvas for a signature residential development in one of Alberta's most desirable lake communities. Don't miss out on this prime investment opportunity – explore the potential today!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2248009         |
| Price     | \$325,000        |
| Bathrooms | 0.00             |
| Acres     | 0.26             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5116 50 Avenue |
| Subdivision | NONE           |

|             |                 |
|-------------|-----------------|
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1E6         |

### Exterior

|                 |                      |
|-----------------|----------------------|
| Lot Description | Back Lane, Back Yard |
|-----------------|----------------------|

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 12th, 2025         |
| Days on Market | 27                        |
| Zoning         | HERITAGE DIRECT CONTROL D |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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