

# \$394,900 - 4215 Lakeshore Drive, Sylvan Lake

---

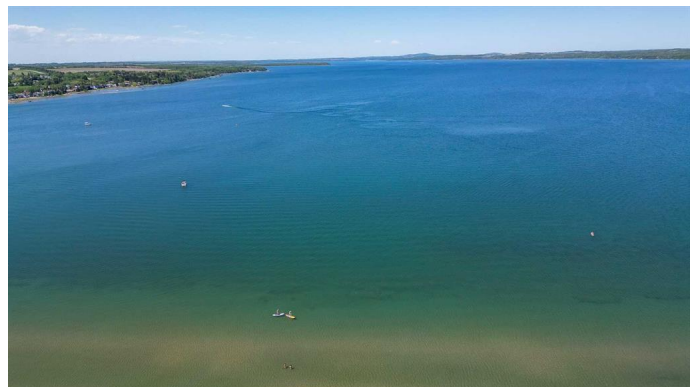
MLS® #A2191474

**\$394,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.10 Acres

Cottage Area, Sylvan Lake, Alberta

WOW...don't miss this opportunity to build your dream home/cottage on the lake on this 32 x 130 ft. lot. Cottage district lots have become increasing rare, now is the time to build! This unbeatable location is on Lakeshore drive just across from the park and steps to the lake. You'll love watching the all action and enjoying the sunsets from your deck. With close proximity to restaurants, shopping, the marina, boardwalk-you'll be able to truly enjoy the Sylvan Lake lifestyle. Sylvan has become a 4 seasons destination with countless activities going on all year long. Lots have been graded and serviced and are ready to build on. The rear laneway will be paved. No restrictions on time to build so you can hold it until YOU are ready.



## Essential Information

MLS® #	A2191474
Price	\$394,900
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	4215 Lakeshore Drive
Subdivision	Cottage Area

City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1C1

### **Amenities**

Is Waterfront	Yes
---------------	-----

### **Exterior**

Lot Description	Back Yard, Cleared, Front Yard, Waterfront, Lake, Level, Near Shopping Center, Rectangular Lot
-----------------	--

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	167
Zoning	W-DC

### **Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.