

# \$115,000 - 171, 5230 Lakeshore Drive, Sylvan Lake

MLS® #A2220848

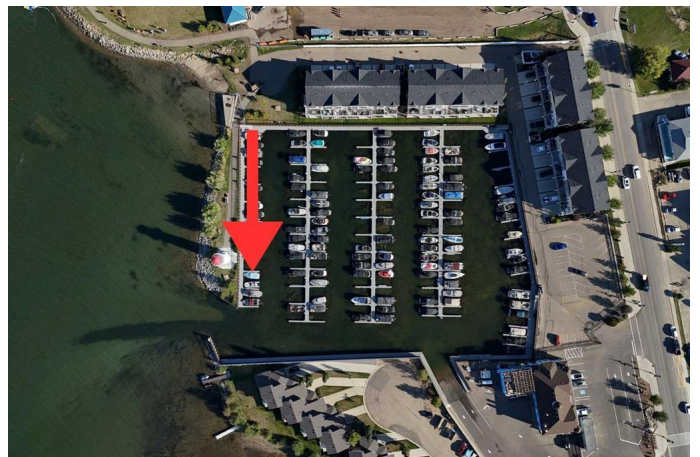
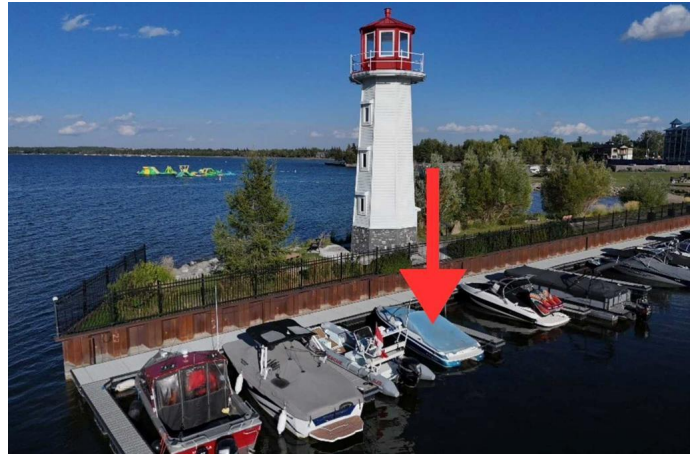
**\$115,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.00 Acres

Downtown, Sylvan Lake, Alberta

A rare opportunity to own one of the most accessible and scenic slips in the marina awaits! Situated near the lighthouse, this 21' space allows for boats up to 27' and offers quick, easy access to the water, making it a breeze to head out whenever the lake calls. Imagine the convenience: whether it's an early morning fishing trip, a midday swim, or a sunset surf, a Slip at Sylvan has you covered, ready for every summer adventure.

Located in the gated, professionally managed WatersEdge Marina, this dockominium typically rents for \$4,000+ per year. Bonus, a town-issued parking pass means you'll enjoy even more parking flexibility. Don't stress about launching your boat every time you want to enjoy the water. Reduce your prep time and increase your boat time and start enjoying your full summer at the lake.



## Essential Information

|           |              |
|-----------|--------------|
| MLS® #    | A2220848     |
| Price     | \$115,000    |
| Bathrooms | 0.00         |
| Acres     | 0.00         |
| Type      | Land         |
| Sub-Type  | Recreational |
| Status    | Active       |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 171, 5230 Lakeshore Drive |
| Subdivision | Downtown                  |
| City        | Sylvan Lake               |
| County      | Red Deer County           |
| Province    | Alberta                   |
| Postal Code | T4S 1Y8                   |

### **Amenities**

|           |         |
|-----------|---------|
| Amenities | Boating |
|-----------|---------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 80             |
| Zoning         | LDC            |
| HOA Fees       | 58             |
| HOA Fees Freq. | MON            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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