

\$192,900 - 5040 47 Street, Sylvan Lake

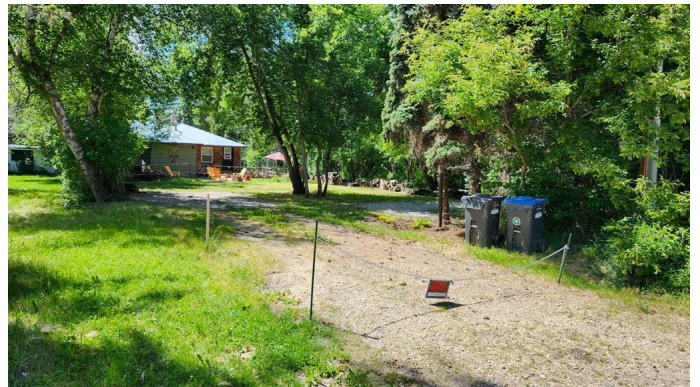
MLS® #A2237302

\$192,900

0 Bedroom, 0.00 Bathroom,
Land on 0.08 Acres

Cottage Area, Sylvan Lake, Alberta

What an opportunity!! This duplex lot is right in the heart of the cottage area and just a stones throw to Lakeshore drive and the sandy beaches of Sylvan Lake! Servicing costs are the responsibility of the buyer. You are able to bring your own ideas and builder to this private and well treed lot. Permitted uses include detached dwellings, duplexes, fourplexes, row housing, stacked row houses, Triplex, secondary suite in single detached and more! The smaller lot size gives way to an opportunity to create a low maintenance residence! The property is staked and the overhead power line to the adjacent is scheduled to be removed. Zoning is Central Residential 2 District (RC2) and additional info can be found in the supplements. GST will apply!



Essential Information

MLS® #	A2237302
Price	\$192,900
Bathrooms	0.00
Acres	0.08
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	5040 47 Street
---------	----------------

Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1X9

Amenities

Utilities	Sewer Available, Electricity at Lot Line, Natural Gas at Lot Line, See Remarks, Water At Lot Line
-----------	---

Additional Information

Date Listed	July 4th, 2025
Days on Market	76
Zoning	RC2

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.