

\$1,195,000 - 77 Birchcliff Road, Birchcliff

MLS® #A2270478

\$1,195,000

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.30 Acres

NONE, Birchcliff, Alberta

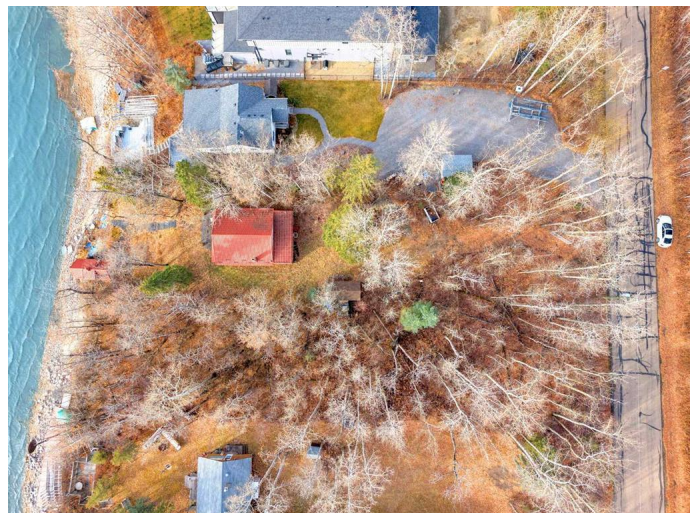
Is there a lakefront lot with private access and room to build your dream home? Yes: 77 Birchcliff Road in the Summer Village of Birchcliff offers 50 feet of Sylvan Lake shoreline, a gentle slope to the water, and an irreplaceable location. First time on the market in its more than 70 years of existence, this beloved family property blends natural beauty with unmatched potential. The existing 2-bedroom, 1-bath cabin is simple, and full of rustic character. With a fire-fed pot-bellied stove, metal roof, and elevated lake views, it's a charming summer base while you plan your future build. A classic boathouse near the shoreline has been thoughtfully updated into a cozy guest bunkhouse, adding value and versatility to the lot. The location is rare: elevated, private, and gently sloped to the water, offering views across Sylvan Lake with peaceful morning light and warm summer evenings. Trails, quiet roads, and neighbourly charm define the Birchcliff lifestyle, all just minutes from Sylvan Lake. Whether you keep the cabin as-is for summer escapes or design a luxury retreat, this treed lakefront lot delivers legacy, location, and possibility.

Built in 1951

Essential Information

MLS® # A2270478

Price \$1,195,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.30
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	77 Birchcliff Road
Subdivision	NONE
City	Birchcliff
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Parking Spaces	5
Parking	Driveway, Off Street
Waterfront	Lake Front

Interior

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Wood, Wood Stove
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Private, Treed, Views, Beach, Gentle Sloping, Lake, Sloped
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Block

Additional Information

Date Listed	November 13th, 2025
Zoning	RL

Listing Details

Listing Office	CIR Realty
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