

4516 47 Avenue Sylvan Lake, AB T4S 1N9

Land
Active

A2082981

PD:

DOM: 202

LP: \$169,900.00

OP: \$175,000.00



Class: Residential Land
County: Red Deer County
City: Sylvan Lake
Levels:
Subdivision: Palo
Possession: Immediate/Bare lot
LINC#: [0014366356](#)
Outbuildings:
Rd Frontage: City Street
Zoning: R-2
Legal Pln: 772-0887
Title to Lnd: Fee Simple
Exclusion: No
Sewer/Septic:
Disclosure: No Disclosure
Reports: Aerial Photos
Restrictions: None Known

LP/Acre: \$849,500.00
Type:
District:
Tax Amt/Yr: \$1,338.67/2023
Lot Size: 8600 SqFt
Lot:25
Ownership:
SRR: No
Condo: No

Public Remarks: Amazing 8600 sq ft R-2 building lot only 6 blocks to the Beautiful Warm Sandy Beaches of Sylvan Lake. Build a single family home or Duplex on this massive lot. The advantage this lot offers, is a corner alley configuration. Access frontage on 3 sides provides tremendous design options and lots of parking for your beach toys. Great walkable community 3 blocks to 2 major shopping centers, 6 blocks to the beach, dental, medical, restaurants & boutique shops of all sorts. This world renowned beach community in the heart of Central Alberta only 1- 1/2 hours to Calgary and Edmonton, 10 minutes to Red Deer is no secret. Check out this exciting opportunity on Google maps, see for yourself. T

Property Information

Fencing: None
911 Addr:
Dist to Trans:
Irrigation Eqp:
Road Access:
Lot Dim:
Front Exp:
Water GPM:
Depth of Well:
Reg Wtr Rgt:
Bus Service:
Elem School:
Jr/Mid Schl:
High School:
Amenities:
Exterior Feat:
Utilities:
Access Feat:
Goods Include: none
Goods Exclude: none

Electricity Available, Natural Gas Available, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Phone Available, Sewer Available, Water Available

Water Supply:
Parcels:
Dist to School:
Farm Eqp Inc:
Front Length: 16.41M 53` 10"
Lot Depth: 44.56 M 146.2'
Local Imprv:
Acres Cleared:
Acres Irrigat:
Acres Fenced:
Acres Cultivtd:
Acres Pasture:
Acres Lsehd:
Acres Treed:
Total Acres: 0.20