

**FOR SALE BY
VPIAUCTIONS.COM
STARTS April 22
CLOSES April 26**

**LOT FOR SALE
4516 47 AVE
SYLVAN LAKE, AB T4S 1N9**

Price: \$169,900



DENNIS ROSZELL, CCIM
(403) 350-1914
dr@virtualpropertyinc.com
Bay 6, 7459 49 Avenue, Red

PROPERTY SUMMARY

4516-47 AVE



Property Summary

Price:	\$169900
Lot Size:	8,600 SF
Zoning:	R 2
Taxes	1,338.67/2023

Property Overview

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 is in the heart of Central Alberta.

Location Overview

This property is located only 1-1.5 hours to Calgary and Edmonton, 10 minutes to Red Deer.

Sylvan Lake is one of the most popular recreational areas in Alberta, with over 1.5 million visitors per year. Water based recreational activities include boating, dragon boat racing, swimming, windsurfing,

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PROPERTY PHOTOS

4516-47 AVE

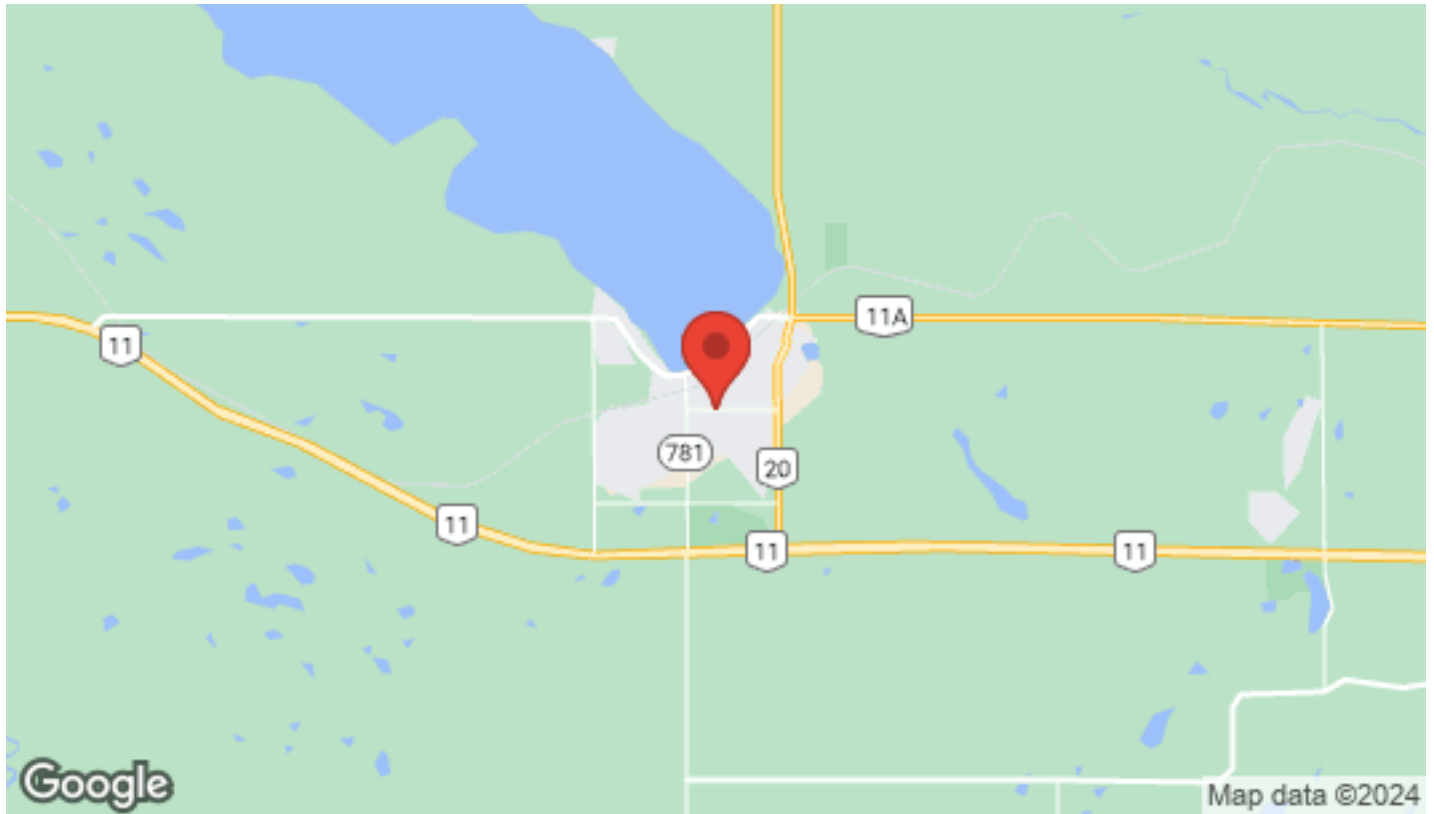


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LOCATION MAPS

4516-47 AVE

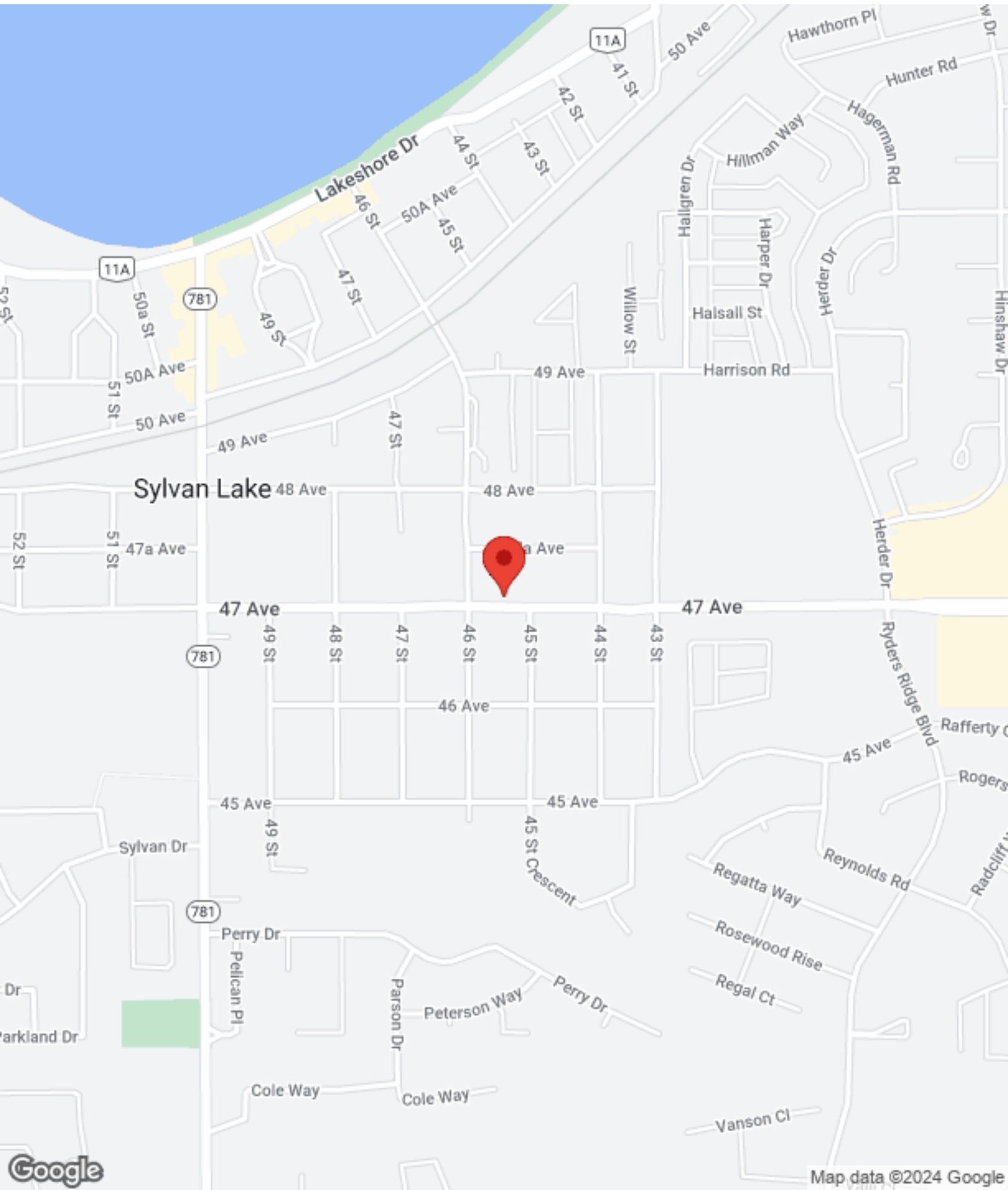


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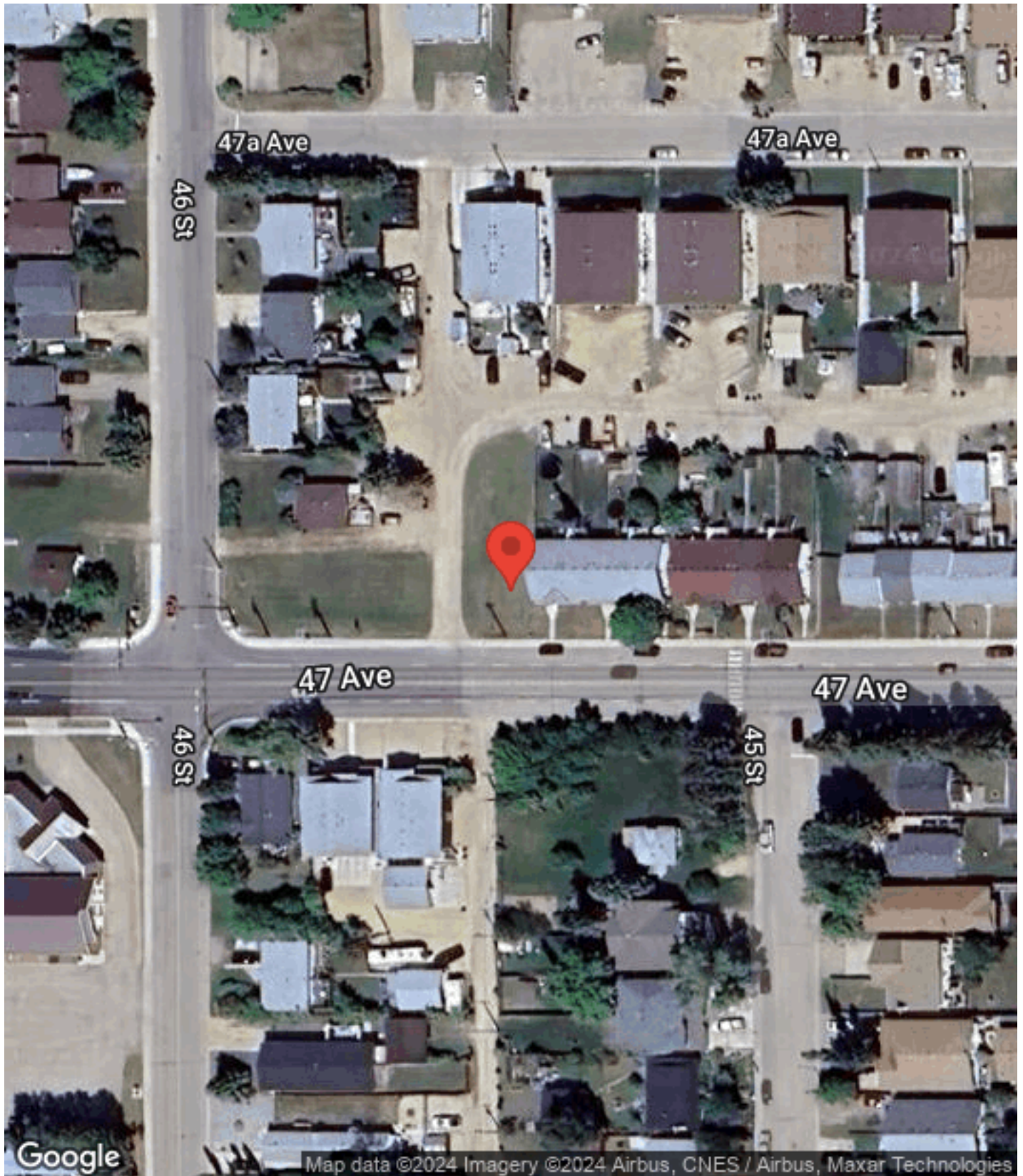
BUSINESS MAP

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AERIAL MAP

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