

# \$375,000 - 5116 50 Avenue, Sylvan Lake

MLS® #A2166392

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.26 Acres

Downtown, Sylvan Lake, Alberta

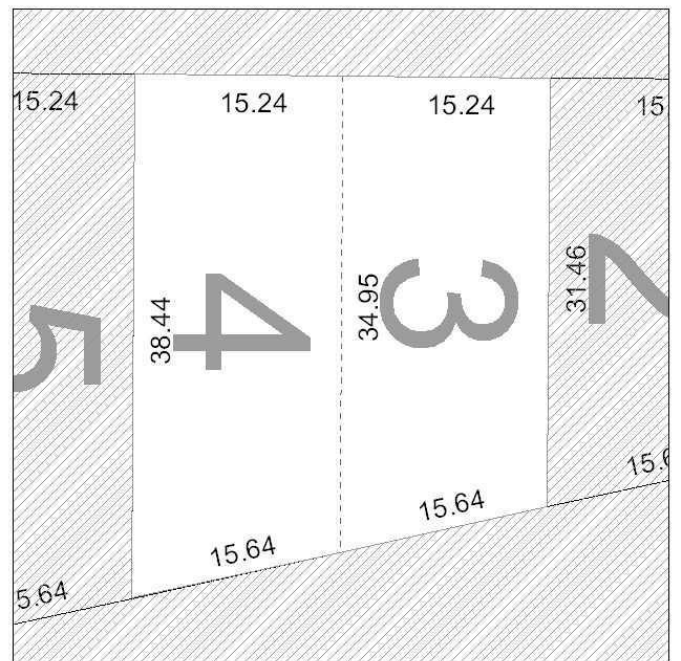
Prime development property jus a few blocks to the Lake and Downtown. This 100' x 126' (11,450 Sq Ft)property is zoned Water Front Direct Control and would be perfect for 4 Townhouse units, a fourplex or an apartment building. There is a 1930s era 2 story home with no water or sewer with little or no value and 3 outbuildings. There may be some salvage potential of the hardwood floors, windows and siding. This property has been rezoned to Heritage Direct Control District, refer to the Sylvan Lake Land Use Bylaws.

## Essential Information

MLS® #	A2166392
Price	\$375,000
Bathrooms	0.00
Acres	0.26
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	5116 50 Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E6



**Amenities**

Utilities                      Cable Available, Electricity at Lot Line

**Exterior**

Lot Description              Back Lane, Level

**Additional Information**

Date Listed                      September 16th, 2024  
Days on Market                234  
Zoning                              Heritage Direct Control D

**Listing Details**

Listing Office                      RE/MAX real estate central alberta

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