

\$1,950,000 - On Range Road 24, Rural Lacombe County

MLS® #A2217979

\$1,950,000

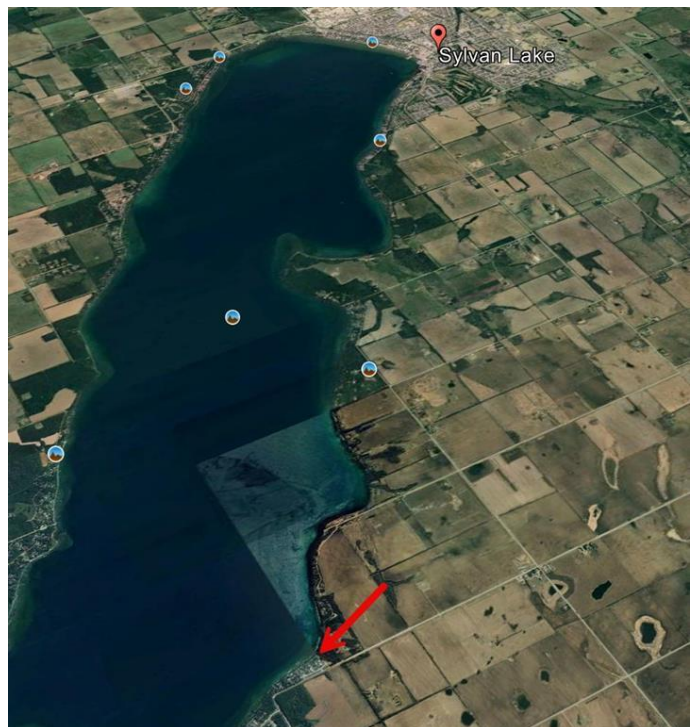
0 Bedroom, 0.00 Bathroom,
Land on 7.31 Acres

Westside Country Estates, Rural Lacombe
County, Alberta

An exceptional opportunity to acquire 7.31 acres of prime lakefront land with over 900 feet of direct shoreline on the west side of Sylvan Lake. Perfectly situated just minutes from the town of Sylvan Lake and immediately adjacent to the beautiful residential community of Westside Country Estates, this property offers the rare combination of natural beauty, recreational value, and long-term development potential. Currently zoned Agricultural ~A~™, the land permits a single residential dwelling and is located within both the Sylvan Lake Area Structure Plan and the Sylvan Lake Intermunicipal Development Plan, providing a framework for future multi-lot subdivision and residential development, subject to rezoning and County approval. This is a truly unique opportunity to build a legacy waterfront estate or position for phased residential development in one of Central Alberta~™s most sought-after lake communities.

Essential Information

MLS® #	A2217979
Price	\$1,950,000
Bathrooms	0.00
Acres	7.31
Type	Land
Sub-Type	Commercial Land
Status	Active



Community Information

Address	On Range Road 24
Subdivision	Westside Country Estates
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4S 1S2

Additional Information

Date Listed	May 5th, 2025
Days on Market	62
Zoning	AG

Listing Details

Listing Office	eXp Realty
----------------	------------

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.