

5116 50 Avenue
Sylvan Lake, Alberta

MLS # A2222938



\$325,000

Division: NONE

Lot Size: 0.26 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: Heritage Direct Control D

Water: -

Sewer: -

Utilities: -

Situated just a few blocks from the stunning lakefront and the vibrant heart of downtown Sylvan Lake, this expansive 100' x 126' (11,450 sq ft) zoned Heritage Direct Control (H-DC) — unlocking a unique opportunity to develop something truly special in one of Alberta's most sought-after lake communities. Under the H-DC designation, this property offers exciting flexibility for innovative development that thoughtfully incorporates Sylvan Lake's historic character. The zoning supports adaptive reuse and creative design possibilities, with potential for expanded development options that make the most of this prime location. Working in collaboration with the Town Council, and guided by the Sustainable Waterfront Area Redevelopment Plan, developers can bring forward a visionary project that enhances the area while honoring its rich heritage. With its proximity to the lake, downtown amenities, and recreational hotspots, this property is the ideal canvas for a signature residential or mixed-use project. Whether you're preserving architectural charm or blending old with new, this is your chance to make a lasting mark in Sylvan Lake. Don't miss out on this rare and inspiring investment opportunity — explore the potential today!