

**3343 50 Avenue
Sylvan Lake, Alberta****MLS # A2207865****\$279,000****Division:** Cottage Area**Lot Size:** 0.16 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** R5**Water:** -**Sewer:** -**Utilities:** -

Located in the charming cottage area of Sylvan Lake, this 7,131 square foot residential lot (55x130 feet) offers an incredible opportunity to build your dream home just one block from the lakeshore. Enjoy the perfect blend of nature and convenience, with upgraded sidewalks and downtown improvements enhancing the appeal of this sought-after location. The lot features back alley access, making it ideal for a garage or additional parking. Sylvan Lake is known for its breathtaking views, vibrant community, and recreational amenities, including golf courses, scenic walking paths, and, of course, the stunning lake itself. Whether you're looking to build a year-round residence or a vacation retreat, this prime lot provides the perfect foundation for your vision. Don't miss this rare chance to own a piece of paradise in one of Alberta's most beloved lakeside towns!