

# \$3,999,900 - 4410 60 St, Sylvan Lake

MLS® #A2176649

**\$3,999,900**

0 Bedroom, 0.00 Bathroom,  
Land on 123.08 Acres

NONE, Sylvan Lake, Alberta

Discover an exceptional opportunity to shape the future of Sylvan Lake with this prime 123.08-acre development parcel, ideally located on the west side of 60th Street. Positioned between two significant ongoing projects, Sixty West and Greyhawk, this property is poised to benefit from the West Area Structure Plan, currently underway to establish the vision for new development in this thriving community.

The parcel's natural, rolling landscape provides the perfect foundation for a thoughtfully designed development, harmonizing with Sylvan Lake's growing reputation as a sought-after destination. The property's unique topography and natural features offer ample potential to create an outstanding community that enhances the area's aesthetic and recreational appeal. For developers seeking flexibility, the current property owners are open to a leaseback of the existing home and improvements. This arrangement allows for a phased approach, enabling the new development team to finalize planning while maintaining a rental income from the property until construction is ready to commence.

This is a rare chance to contribute to Sylvan Lake's ongoing growth and success.



## Essential Information

MLS® #

A2176649

|           |                  |
|-----------|------------------|
| Price     | \$3,999,900      |
| Bathrooms | 0.00             |
| Acres     | 123.08           |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4410 60 St      |
| Subdivision | NONE            |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T0M 0H0         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2024 |
| Days on Market | 326                |
| Zoning         | FD                 |

### Listing Details

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

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