

\$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

Prime development opportunity consisting of 123.08 titled acres located within Sylvan Lake's West Area Structure Plan boundary. The seller intends to retain approximately 8-10 acres, including the existing home and shop, at the time of subdivision and registration by the purchaser/developer. Offered at \$2,940,080, this price reflects the adjusted structure and development potential of approximately 113 acres of saleable land. Ideally situated along 60th Street between Sixty West and Greyhawk communities, the parcel features rolling topography, natural treed areas, and Golf Course Creek running through the property. Zoning: FD - Future Designation District. This offering allows a developer to advance the Outline Plan, rezoning, and subdivision processes while accommodating the seller's retained acreage. Planning documents, Natural Area Management mapping, and title available upon request.



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	370
Zoning	FD

Listing Details

Listing Office	eXp Realty
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