

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

MLS® #A2217979

**\$1,950,000**

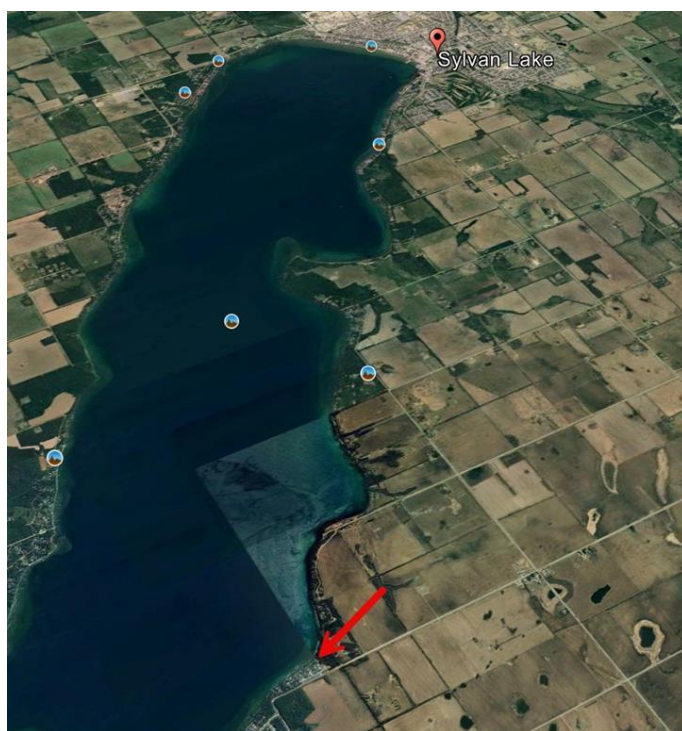
0 Bedroom, 0.00 Bathroom,  
Land on 7.31 Acres

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 | 2             |
| Zoning         | AG            |

**Listing Details**

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

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