

# \$1,558,000 - 39031 Range Road 12, Sylvan Lake

MLS® #A2222096

**\$1,558,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.00 Acres

NONE, Sylvan Lake, Alberta

Exceptional opportunity to acquire 125.54 acres of future development land located within the Town of Sylvan Lake's North East Area Structure Plan. This prime holding property is currently zoned Future Designation (FD) and positioned for long-term residential and highway commercial expansion. Situated just minutes from town amenities, Highway 11A, and Highway 20, the site offers strategic access and strong growth potential. The parcel also features a well-maintained 1,412 sq. ft. bungalow, a 7,200 sq. ft. shop with cladded interior and overhead doors, and a partially completed 320 sq. ft. office structure. The site is clean and functional, with well and septic systems in place. With strong holding value, versatile utility, and prime positioning in one of Central Alberta's fastest-growing markets, this property checks all the boxes.

## Essential Information

MLS® #	A2222096
Price	\$1,558,000
Bathrooms	0.00
Acres	0.00
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	39031 Range Road 12
---------	---------------------



Subdivision	NONE
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1X6

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	119
Zoning	FD

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.