

# \$115,000 - 171, 5230 Lakeshore Drive, Sylvan Lake

MLS® #A2220848

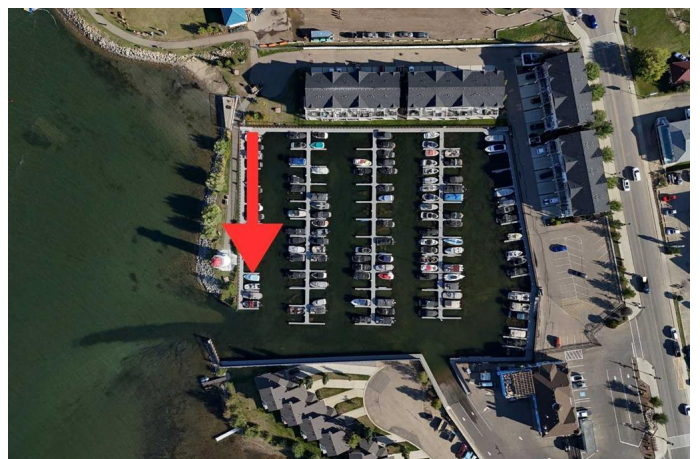
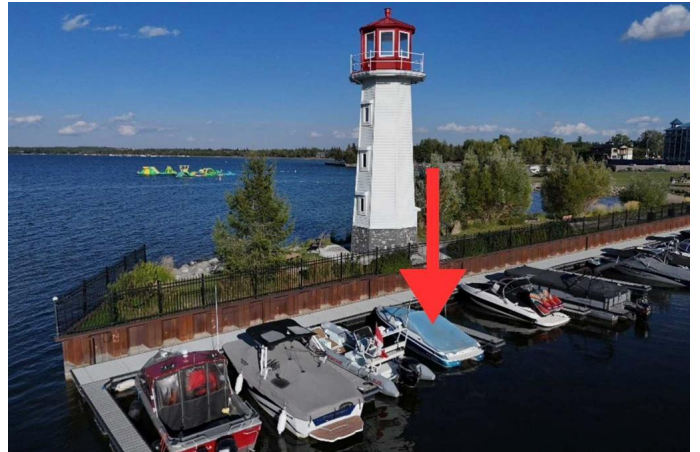
**\$115,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.00 Acres

Downtown, Sylvan Lake, Alberta

A rare opportunity to own one of the most accessible and scenic slips in the marina awaits! Situated near the lighthouse, this 21' space allows for boats up to 27' and offers quick, easy access to the water, making it a breeze to head out whenever the lake calls. Imagine the convenience: whether it's an early morning fishing trip, a midday swim, or a sunset surf, a Slip at Sylvan has you covered, ready for every summer adventure.

Located in the gated, professionally managed WatersEdge Marina, this dockominium typically rents for \$4,000+ per year. Bonus, a town-issued parking pass means you'll enjoy even more parking flexibility. Don't stress about launching your boat every time you want to enjoy the water. Reduce your prep time and increase your boat time and start enjoying your full summer at the lake.



## Essential Information

MLS® #	A2220848
Price	\$115,000
Bathrooms	0.00
Acres	0.00
Type	Land
Sub-Type	Recreational
Status	Active

## Community Information

Address	171, 5230 Lakeshore Drive
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Y8

### **Amenities**

Amenities	Boating
-----------	---------

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	62
Zoning	LDC
HOA Fees	58
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.