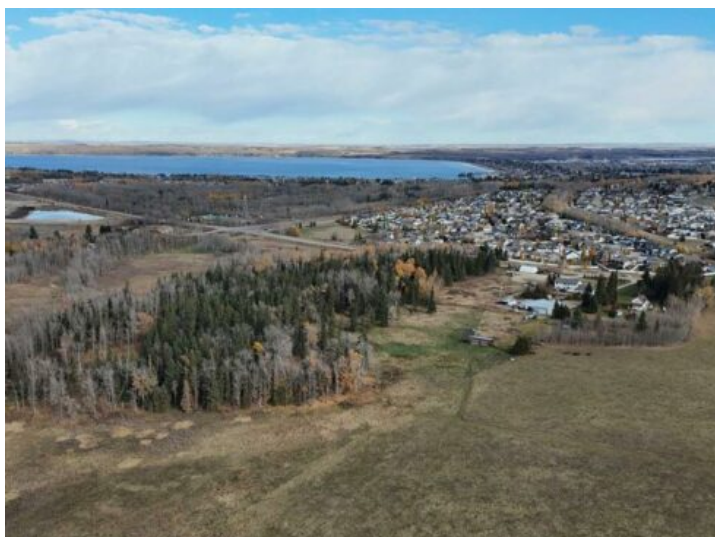


4410 60 St  
Sylvan Lake, Alberta

MLS # A2176649



## \$3,999,900

Division: NONE

Lot Size: 123.08 Acres

Lot Feat: -

By Town: -

LLD: 30-38-1-W5

Zoning: FD

Water: -

Sewer: -

Utilities: -

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.