

\$3,425,000 - 1262 Township 391, Sylvan Lake

MLS® #C4192272

\$3,425,000

0 Bedroom, 0.00 Bathroom,
Residential on 150.00 Acres

NONE, Sylvan Lake, Alberta

One of a kind OPPORTUNITY to own this ideally located & unsubdivided quarter overlooking Sylvan Lake with lake, mountain & town views. Absolutely stunning views from the original farm yard site high above Central Alberta's most popular tourist/recreation lake destination as well as from many other ideal DREAM home locations on the slightly rolling topography. Build your dream home and have FUTURE DEVELOPMENT as a near certainty as it is located so close to town, across from the north entrance to prestigious Summer Village of Jarvis Bay & directly between two local favorite gold courses (Top O' Hill & Lakewood). Gorgeous 31 acre solid block of natural parkland aspen trees & grass provide shelter for the yard site & potential future reserve. 1185 SF 3 bed/2 bath bungalow w/ single garage attached by breezeway. Classic hip roof barn & 40'x56' arch rib Quonset. \$7000 annual income from Town of Sylvan Lake water well + plowing; Tenant to house & yard \$10,800/yr; Cropland rental \$6000/yr
Total \$23,800

Built in 1964

Essential Information

MLS® #	C4192272
Price	\$3,425,000
Bathrooms	0.00
Acres	150.00



Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1262 Township 391
Subdivision	NONE
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A7

Amenities

Utilities	Natural Gas Available
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Interior

Has Basement	Yes
Basement	Finished, Full

Exterior

Lot Description	Views
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2018
Days on Market	1187
Zoning	AG

Listing Details

Listing Office	CIR REALTY
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