# \$3,999,900 - 4410 60 St, Sylvan Lake

MLS® #A2176649

## \$3,999,900

0 Bedroom, 0.00 Bathroom, Land on 123.08 Acres

NONE, Sylvan Lake, Alberta

Prime development opportunity consisting of 123.08 titled acres located within Sylvan Lake's West Area Structure Plan boundary. The seller intends to retain approximately 8â€"10 acres, including the existing home and shop, at the time of subdivision and registration by the purchaser/developer. Offered at \$2,940,080, this price reflects the adjusted structure and development potential of approximately 113 acres of saleable land. Ideally situated along 60th Street between Sixty West and Greyhawk communities, the parcel features rolling topography, natural treed areas, and Golf Course Creek running through the property. Zoning: FD â€" Future Designation District. This offering allows a developer to advance the Outline Plan, rezoning, and subdivision processes while accommodating the seller's retained acreage. Planning documents, Natural Area Management mapping, and title available upon request.







### **Essential Information**

MLS® # A2176649

Price \$3,999,900

Bathrooms 0.00

Acres 123.08

Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 4410 60 St

Subdivision NONE

City Sylvan Lake

County Red Deer County

Province Alberta

Postal Code T0M 0H0

#### **Additional Information**

Date Listed October 31st, 2024

Days on Market 366

Zoning FD

## **Listing Details**

Listing Office eXp Realty

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