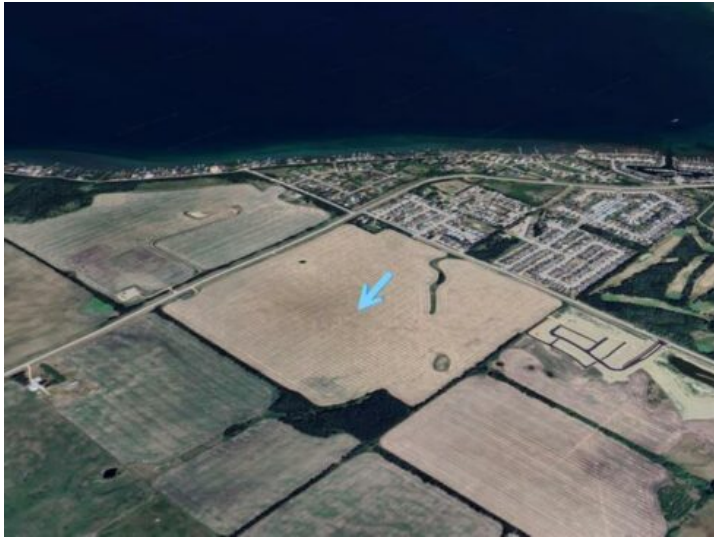


**60th Street
Sylvan Lake, Alberta****MLS # A2199343****\$3,880,000****Division:** NONE**Lot Size:** 143.53 Acres**Lot Feat:** -**By Town:** -**LLD:** 31-38-1-W5**Zoning:** FD**Water:** -**Sewer:** -**Utilities:** -

Prime development opportunity in one of Sylvan Lake's fastest-growing corridors. This 143.53-acre parcel is positioned for future residential and mixed-use development, aligning with the West Area Structure Plan (WASP). Situated on the west side of Sylvan lake 60th street and HWY 11 A, this site offers strong long-term investment potential. With nearby developments and increasing demand for residential expansion, this land is ideal for developers, investors, or joint venture opportunities.