$245,000 - 74 Slopeside Drive, Rural Lacombe County

MLS® #A2213472

$245,000
0 Bedroom, 0.00 Bathroom,
Land on 0.35 Acres

The Slopes, Rural Lacombe County, Alberta

*** LAST SINGLE FAMILY LOT IN PHASE 1 *** ELEVATED LIVING in the unparalleled community of The Slopes of Sylvan Lake - where nature meets your vision of luxury. Build the home of your dreams on this stunning .30 acre, southwest facing lot available in Phase 1. This sun drenched 15,000 square foot walkout lot is cleared and ready with services right to the property line. Looking out over serene ponds and a large wooded area with mature poplar and aspens, this lot is perfectly situated for a walkout basement to fully maximize your enjoyment of the peaceful, natural surroundings. No need for septic tanks or water wells; this community is connected to the Sylvan Lake Regional Wastewater Line and features an on-site state-of-the-art water treatment facility. The Slopes offers over 25 acres of shared open space with its unique conservation design of trails, amenity area and large space between neighbors and is only a very short walk to access the beautiful shores of Sylvan Lake. Architectural guidelines in this exclusive neighborhood will ensure that your investment is protected and that all homes are constructed with the highest level of quality and design. It's time to start planning your dream home - surrounded by the beauty of The Slopes of Sylvan Lake. The Slopes is adjacent to the Summer Village of Birchcliff on Range Road 14 and is just a short walk to the waterâ€™s edge. Located a short 5 minute drive from the Town of Sylvan Lake and 20 mins from Red Deer, enjoy acreage living

without all the demands of acreage living.

Essential Information

MLS® #	A2213472
Price	$245,000
Bathrooms	0.00
Acres	0.35
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	74 Slopeside Drive
Subdivision	The Slopes
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4S 1R6

Amenities

Utilities	Cable Available, Electricity at Lot Line, Garbage Collection, Natural Gas at Lot Line, Phone Available, Water At Lot Line
Waterfront	See Remarks, Lake

Exterior

Lot Description	Back Yard, Backs on to Park/Green Space, Lake, Pie Shaped Lot, Private, Cleared, Conservation, Environmental Reserve, Irregular Lot, Many Trees, See Remarks, Secluded

Additional Information

Date Listed	April 22nd, 2025
Days on Market	8
Zoning	R-RCC

Listing Details

Listing Office	RE/MAX real estate central alberta

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