

\$440,000 - 1156 Highway 11a, Sylvan Lake

MLS® #A2164639

\$440,000

3 Bedroom, 2.00 Bathroom, 1,491 sqft

Residential on 2.66 Acres

Highway 11A, Sylvan Lake, Alberta

Properties like this are few and far between! Land this close to Sylvan Lake with Highway exposure are endless! Are you looking for an investment now, but also pay huge dividends in the future? This property is zoned FD(Future Designation District) which means you could build a destination wedding venue, gas station, restaurant, carwash, or how about an RV storage lot with separate storage containers? Of course, you would have to have city approval for what ever your entrepreneurial desires would be. The history of this property is remarkable as the home was once a school back in its day! The home in my opinion is still very structurally sound and it has 3 beds and 2 baths and one of the baths boasts a tub and sink from the Banff Springs Hotel. There are numerous details of the days past and the home is flooded by all the natural light! With a little love, this property could be restored to its future glory. So many possibilitiesâ€¦!

Built in 1942

Essential Information

MLS® #	A2164639
Price	\$440,000
Sold Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,491



Acres	2.66
Year Built	1942
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	1156 Highway 11a
Subdivision	Highway 11A
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4E 0B5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Dry Bar, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	October 8th, 2024
Days on Market	27
Zoning	FD
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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