

# \$990,000 - 159 Grand Avenue, Norglenwold

MLS® #A2180355

**\$990,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.28 Acres

NONE, Norglenwold, Alberta

50' x 225' TREED LOT ON SYLVAN LAKE, IN THE SUMMER VILLAGE OF NORGLNWOLD! Here is your chance at a very rare, beautiful, oversized 50' x 225' lakefront lot in the prestigious summer village of Norglenwold. 50' of lakefront and then it pies out to 60' wide at the street. This lot gradually slopes to the embarkment and a perfect height above the crystal clear water. A few steps down to water level but still having that million dollar view. The water depth is perfect - gradually dropping to deeper water, ideal for swimming, boating, and putting out your own private pier and boat dock with boat lift - no need to purchase a boat slip in the marina, as you can have your own out your backyard. Paved road access and walking distance to town. Lots of mature trees allows for a perfect spot to build your dream home or cabin and be confident your privacy will always be there. Seller has paid the municipal sewer line fee. Come enjoy the beautiful Sylvan Lake waterfront!



## Essential Information

MLS® #	A2180355
Price	\$990,000
Bathrooms	0.00
Acres	0.28
Type	Land
Sub-Type	Residential Land

Status Active

### Community Information

Address 159 Grand Avenue  
Subdivision NONE  
City Norglenwold  
County Red Deer County  
Province Alberta  
Postal Code T4S 1S5

### Amenities

Is Waterfront Yes  
Waterfront Lake Front, Waterfront

### Exterior

Lot Description Lake, Gentle Sloping, No Neighbours Behind, Reverse Pie Shaped Lot, Many Trees, Private, See Remarks, Waterfront, Beach

### Additional Information

Date Listed November 20th, 2024  
Days on Market 154  
Zoning R

### Listing Details

Listing Office Royal LePage Network Realty Corp.

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