

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

MLS® #A2180355

**\$990,000**

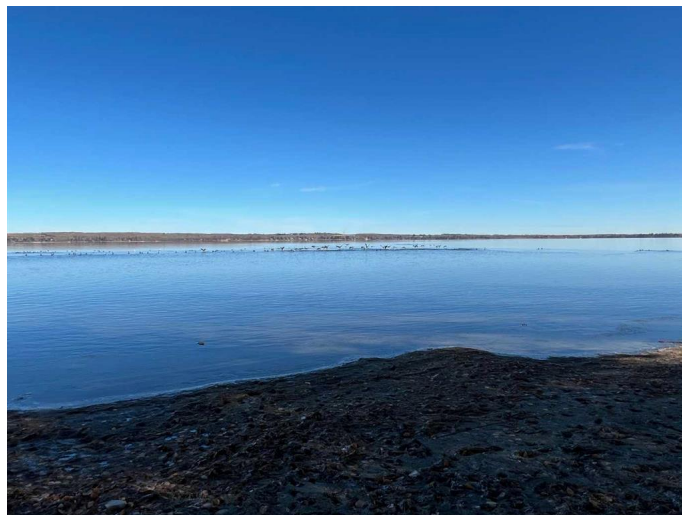
0 Bedroom, 0.00 Bathroom,  
Land on 0.28 Acres

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 50â€™™ 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 liftâ€™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 tress 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
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### 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
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### Additional Information

Date Listed	November 20th, 2024
Days on Market	150
Zoning	R

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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