

# FOR SALE

5250 WINWARD PLACE  
SYLVAN LAKE, AB





5250 Winward Place

LAKESHORE DRIVE

WINWARD PLACE

60TH STREET

## About the Property

Located in Sylvan Lake, this 4.97-acre parcel presents a fully engineered, entitled, and permit-ready multi-family development opportunity. Zoned R-3 with an approved Development Permit, the site permits multiple housing and allows for immediate progression into site works. Stripping and grading permits have been issued, and a complete civil engineering package is in place, including cut/fill plans, drainage, storm sewer design, and erosion control. A fully engineered off-site stormwater solution, including a 1050 mm bypass main connected to the Town system, has been completed, eliminating a key development risk and allowing for direct mobilization.

*Significant upfront work has been completed, including site survey, land assembly, pipeline abandonment and removal, and full site clearing.* A logical staging plan supports phased development of approximately 80 to 120 units, reducing capital exposure and increasing flexibility. *Offsite levies remain outstanding.*

Sylvan Lake continues to demonstrate steady growth, with a population of 17,897 in 2025, up 10.3% over five years, supported by median household incomes of approximately \$92,000 and a labour force exceeding 8,800 residents, reinforcing long-term residential demand.

## PROPERTY Details

### LEGAL DESCRIPTION

Plan 2521059, Block 1, Lot 4

### SITE SIZE

4.97 Acres

### LOCATION

Sylvan Lake

### ZONING

R3 - High Density Residential District

### PROPERTY TAXES

TBV

### SALE PRICE

\$2,236,500 (\$450,000/acre)

STAGING



## Plans

The top image illustrates a proposed staging plan that organizes the site into multiple development blocks, allowing for a phased construction approach. The layout demonstrates logical sequencing, with defined building areas, internal roadways, and access points that support efficient mobilization and absorption. This phased configuration provides flexibility to deliver units in stages, reducing upfront capital requirements while aligning with market demand. As outlined in the supporting materials, the site can accommodate an estimated 80 to 120 units depending on final design, making the staging plan a practical framework for both rental and ownership-based product.

SERVICING



The bottom image details the servicing plan, highlighting that critical infrastructure design has already been completed. This includes underground stormwater systems, internal road networks, and a private dry pond, along with a fully engineered off-site stormwater solution. Notably, a 1050 mm bypass storm main has been designed to divert off-site flows and connect directly into the Town's system, significantly reducing a common development risk. With stripping and grading permits issued and full civil design in place, a purchaser can proceed directly to site works without further municipal approvals, streamlining timelines and providing greater certainty through the early stages of development.



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