

\$3,198,800 - 39145 Hwy 20 Highway, Sylvan Lake

MLS® #A2222165

\$3,198,800

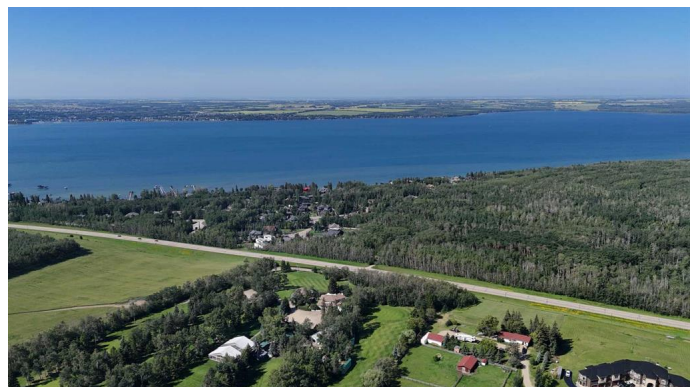
0 Bedroom, 0.00 Bathroom,
Commercial on 20.00 Acres

NONE, Sylvan Lake, Alberta

LIVE HERE ... WORK HERE. Set on 20 BEAUTIFUL MANICURED ACRES with sweeping lake views and glimpses of the mountains, this remarkable property blends lifestyle and revenue potential in a truly unmatched location. Formerly a public 9-hole executive golf course, the land has been carefully maintained and reimagined as HILLTOP WEDDING CENTER, a thriving private event venue with established income and room to grow.

The grounds feature a fully manicured MATURE (40+ years) 9-hole PAR 3 GOLF COURSE, mature trees, and open lawns, ideal for both recreational use and private functions. The heart of the business is the impressive 60ft x 75 ft clear span event tent, which accommodates up to 200 GUESTS and sits adjacent to multiple service buildings, including a well-equipped CATERING KITCHEN, a DEDICATED BRIDAL SUITE/SPA, and large fully renovated washrooms. The private 946 sf Bridal Party Suite/Spa building is setup for the changing prep area for the bridal party and has magnificent views of the golf course, lake, and mountains.

The 2 STOREY 4-bedroom, 4-bathroom main residence was built in 2000 and offers over 3,000 sq ft of living space, with generous open-concept living areas and an attached garage, ideal for an owner-operator or rental suite potential. Additional site features include 2 LARGE SHOP buildings, multiple sea cans, smaller storage sheds, and ample on-site



parking. Possibilities to expand include:
continue as a wedding and event venue,
reintroducing public golf access, or exploring
other commercial ventures, this property offers
outstanding versatility, revenue potential and
REDEVELOPMENT POTENTIAL with
valuable RECREATIONAL COUNTY ZONED.
(Square footage 8816 includes above ground
totals of House, Bridal spa, Cook house and
Event Tent). For more details Google the
name . Appraisal,
Financials and pro forma available with signed
NDA.

Built in 2000

Essential Information

MLS® #	A2222165
Price	\$3,198,800
Bathrooms	0.00
Acres	20.00
Year Built	2000
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	39145 Hwy 20 Highway
Subdivision	NONE
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1S6

Amenities

Parking Spaces	100
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Interior

Heating	Forced Air, Natural Gas, Baseboard, Electric
Cooling	Central Air

Exterior

Lot Description	Landscaped, Near Golf Course, Many Trees, Near Shopping Center, Views, Yard Lights
Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	161
Zoning	C5- Commercial Recreation

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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