

# \$3,199,000 - 39145 Hwy 20 Highway, Sylvan Lake

MLS® #A2222165

**\$3,199,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 20.00 Acres

NONE, Sylvan Lake, Alberta

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 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 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 4,000 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. Whether continuing 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..

(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      | \$3,199,000 |
| 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 |
|----------------|-----|

**Interior**

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

**Exterior**

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Lot Description | Landscaped, Views, Near Golf Course, Many Trees, Near Shopping |
|-----------------|----------------------------------------------------------------|

|            |                     |
|------------|---------------------|
|            | Center, Yard Lights |
| Roof       | Asphalt Shingle     |
| Foundation | Poured Concrete     |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 27th, 2025            |
| Days on Market | 156                       |
| Zoning         | C5- Commercial Recreation |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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