

\$3,399,800 - 39145 Hwy 20 Highway, Sylvan Lake

MLS® #A2222165

\$3,399,800

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Sylvan Lake, Alberta

Set on 20 beautifully 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 80ft 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, 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 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 two 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 and revenue potential. (Square footage 9116 includes above ground totals of House, Bridal spa, Cook house and Event Tent)
Financials and pro forma available with signed NDA.

Built in 2000

Essential Information

MLS® #	A2222165
Price	\$3,399,800
Bathrooms	0.00
Acres	0.00
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

Interior

Heating	Baseboard, Forced Air, Natural Gas, Electric
---------	--

Additional Information

Date Listed	May 27th, 2025
Days on Market	67
Zoning	C5- Commercial Recreation

Listing Details



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.