



# SCOUTS CANADA Camp Woods

103 Acre Lakefront Property **for Sale**  
in the Heart of Central Alberta

Sylvan Lake, Alberta, Canada

*Help chart the future course of one of the best lakefront properties in Alberta*

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# The Opportunity

Named for the Scouts provincial commissioner, Colonel James Hawsack Woods, Camp Woods has played an important role in the history of Scouts Canada and in the development of youth from all over the world.

Since its opening in 1932, the property has been developed to take advantage of the proximity to both of Alberta's largest cities, Calgary and Edmonton, as well as the extensive shoreline. The area provides for a variety of outdoor adventure activities including canoeing/ kayaking, sailing, snowshoeing, cross-country skiing, archery, as well as a specialized low ropes and obstacle course. While having purpose built facilities designed for youth programming, the site features wide swaths of birch forests and open space, offering multiple opportunities for a variety of uses.

Comprised of 104 acres of land with approximately 1.2 kilometres of frontage along Sylvan Lake, the property is designated for recreational/ residential use under the Lacombe County official plan.





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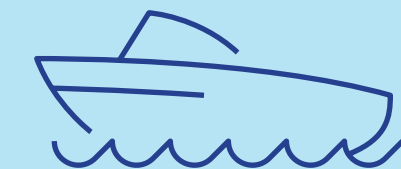
# Opportunity Highlights



Located approximately 120 minutes from both Calgary and Edmonton, Camp Woods benefits from its central location just west of Highway 2.



Just west of Red Deer, the property is served by the wide array of amenities expected in urban centres while maintaining its secluded atmosphere. Lacombe County is a diverse economy serving as both a major agricultural and petrochemical/ oil and gas hub.



1.2 kilometres of frontage along stunning Sylvan Lake. The property benefits from existing boat houses and launch. Additionally, the property also hosts areas for a variety of outdoor activities including archery, field sports, and a 35 foot Aspire Challenge Tower

# Location

## Camp Woods

Located on the southern shores of Sylvan Lake, Camp Woods offers a generational opportunity for interested parties.

With a site that takes advantage of all that Alberta's outdoors have to offer, the property has been developed into four distinct "villages" which allows for ample natural space for hiking and sports activities. Additionally, the property includes its own private dock and a beach area, allowing everyone on site to benefit from the year round activities the lake has to offer.

A variety of uses can be accommodated on site, and with its close proximity to both the Town of Sylvan Lake and City of Red Deer, there are a number of urban amenities close by.





# Location

## Sylvan Lake

Located at almost the exact mid point between Alberta's two largest cities, the Town of Sylvan Lake is a vibrant community that benefits from year round recreational activities centred on its namesake.

With a growing population of just under 15,000, this small community hosts more than 750,000 tourists each summer. The area benefits not only from the tourism industry but is also home to a variety of year round employers from key industry sectors including professional scientific technical services, manufacturing, and oil and gas.





# Location

Demographics

Distance from the Property			
	15 km	25 km	50 km
Total Population	21,931	43,777	210,618
Median Age	36.2	36.8	38.1
Number of Households	7,882	16,315	81,294
Average Household Size	2.6	2.7	2.5
Average Household Income	\$126,086	\$133,384	\$122,144





# The Property



Civic Address	2124 Township Road 392 Sylvan Lake, Alberta
Location	Located on the shores of Sylvan Lake, the property is adjacent to the Summer Village of Half Moon Bay to the southeast and only 10 minutes from the Town of Sylvan Lake. Centrally positioned, the site is one hour and forty-five minutes from Calgary and two hours from Edmonton.
Improvements	<p>The property has been built out into four distinct villages, comprised of 11 buildings and supportive infrastructure.</p> <p>Buildings vary in age and condition.</p>
Servicing	The property is serviced with well water and septic systems on site.
Official Plan Designation	Residential/ Recreational
Zoning	A - Agricultural
Site Area	<p>103 acres (4,486,680 sf)</p> <p>Located on the south shore of Sylvan Lake, the triangular property features just over 1.2 kilometres of lake frontage.</p>
Legal Description	5; 2; 39; 14; SW 5; 2; 39; 14; SE
Asking Price	Market



# The Property

## Camp Woods

Constructed in four distinct “villages”, Camp Woods includes recent infrastructure that is perfect for children’s seasonal programming.

With most of the structures focused on the west side of the property, there are several vacant acres of land ready for creative ideas.

















# Contact

Scouts Canada and Colliers would like to thank all parties for their interest in Camp Woods and would ask that any questions be directed to:

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