

FOR SALE

HALF MOON BAY LAND
LACOMBE COUNTY, AB



SALE PRICE REDUCED



SALOMONS
COMMERCIAL

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About the Property

Waterfront development opportunity on Sylvan Lake, adjacent to the established hamlet of Half Moon Bay. This parcel offers long-term potential for residential subdivision, with current Agricultural zoning and the potential for future residential rezoning. Located on a spring-fed lake that stretches over 15 kilometres, it is bordered by established communities such as Norglenwold, Sunbreaker Cove, Jarvis Bay, Birchcliff, and The Slopes.

Less than 5 km from Sylvan Lake—a year-round destination attracting over 1.5 million visitors annually—the site has convenient access via paved Township Road 390 and is close to Highway 11, enhancing connectivity.

Recent infrastructure investment further supports development potential. In March 2025, the Government of Alberta awarded \$940,000 to Half Moon Bay for construction of an internal wastewater collection system. An additional \$12.7 million grant to the Sylvan Lake Regional Wastewater Commission will fund a regional line connecting Half Moon Bay to the Town of Sylvan Lake. A 1.98-acre lift station site, subdivided in 2021, forms part of this network and directly benefits the subject property. These enhancements reinforce the site's suitability for phased recreational or residential development.

SALE PRICE
\$3,900,000
(*\$41,160.95/acre*)

LEGAL DESCRIPTION

5:2:39:11:NE

SITE SIZE

94.75 Acres Approx.

ZONING

A - Agricultural District (potential to be rezoned)

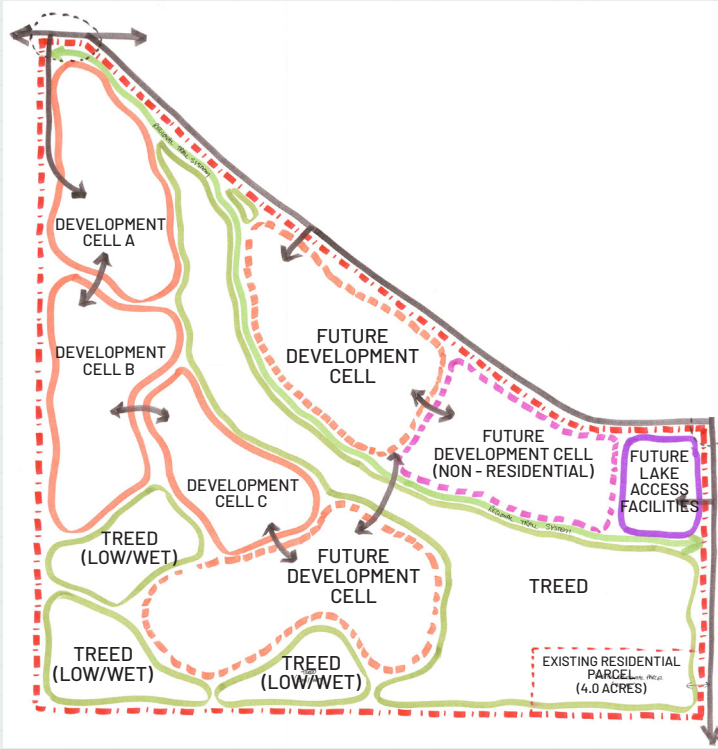
LOCATION

Lacombe County

POSSESSION

Negotiable

Concept Plan



Midpoint Access to Alberta's Major Cities

Half Moon Bay is just 9 km west of Sylvan Lake and 33 km from Red Deer, ideally situated midway between Alberta's major urban centres—Edmonton and Calgary.

Historic Lakefront Community

Half Moon Bay is Alberta's 35th Summer Village, part of a group of five established lakeside municipalities on Sylvan Lake, including Norglenwold, Birchcliff, Jarvis Bay, and Sunbreaker Cove.



Strong Regional Population Base

Sylvan Lake: 17,477 | Red Deer: 112,917 (2024) — Half Moon Bay sits within an immediate trade area exceeding 313,000 people, anchored by Sylvan Lake and Red Deer



Central Alberta's Ambassador for Commercial Real Estate



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