



GRASSROOTS
REALTY GROUP

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98 Points West Resort Sylvan Lake, Alberta

MLS # A2225948



\$179,900

Division: Points West

Lot Size: 0.06 Acre

Lot Feat: Backs on to Park/Green Space, Close to Clubhouse, Lawn, Near Golf Course

By Town: -

LLD: -

Zoning: RF

Water: -

Sewer: -

Utilities: -

98 Points West Resort & 39's; x 65's; titled lot with no neighbors to the rear & enjoy the privacy of your own fenced yard. Included is a 40's; x 12's; Huron Ridge Manor top-of-the-line park model trailer with attached 13's; x 24's; sunroom and brand new sunny backyard deck. This property is immaculate. No maintenance concrete parking pad including a dedicated golf cart pad! Sleeps 10 - Queen sized bed in primary suite, double bunks in second bedroom and room for four more in the sunroom. Residential sized gas stove and refrigerator. Air conditioning. Garden shed in rear with power, and room to store all your tools and toys. Everything is included in this unit down to the furniture, kitchenware, BBQ and firepit. Just move right in. Points West provides an economical recreation haven for you and your family & gated and private - where residents enjoy a beautiful outdoor heated pool and hot tub, fully equipped clubhouse, modern laundry and shower facilities, upgraded playground and abundant green space. Sit back and relax while professional management mows and trims your lawn. Titled lots include one RV or boat storage space. Active social club provides activities all summer long. Annual condo fee of \$3,300 includes electricity, water, sewer, reserve fund contributions, mowing and trimming of lawns and common areas, operation of pool and commercial hot tub, and the new playground. And bring your pets! Open April 1st to October 31st, Points West is a gated summer community on the edge of Sylvan Lake; only a km down the bike path to restaurants, shopping and the farmers' market - all the amenities Sylvan Lake has to offer.