



**GRASSROOTS**  
REALTY GROUP

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## 6 Points West Resort Sylvan Lake, Alberta

**MLS # A2235067**



# \$149,900

**Division:** Points West

**Lot Size:** 0.06 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RF

**Water:** -

**Sewer:** -

**Utilities:** -

This is your chance to own an affordable recreational property in Sylvan Lake. The 41' x 66' titled lot includes a one bedroom + den 40' x 12'; General Coach Canada Algonquin Park Model Trailer with beautiful oak package, large 4-pc bath, full-sized fridge & 4 burner stove; completely furnished. Attached is a 12' x 18' aluminum sunroom for additional living and sleeping space. Large side & rear deck, 8' x 10'; garden shed, firepit and 3-car paved driveway. Condo fees of \$3,300/year include management, reserve fund contribution, power, water, sewer, garbage & lawn mowing. Enjoy the beautiful outdoor heated pool & hot tub, playground, pickleball/basketball court, shower facilities & coin laundry. Fully equipped clubhouse for family functions and social events. Activities for families (ex. Halloween in August, Canada Day) and adults (ex. cards, craft nights). Includes one RV/boat storage space. Pets welcome, fenced dog park on site. Open from April 1 to October 31 (weather permitting), Points West Resort is a gated three-season community on the outskirts of Sylvan Lake; a short walk to the golf course, lake and amenities, but away from the bustle of downtown.