



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

6 Points West Resort Sylvan Lake, Alberta

MLS # A2235067



\$124,900

Division: Points West

Lot Size: 0.06 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RF

Water: -

Sewer: -

Utilities: -

PRICE REDUCED! 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.