



**GRASSROOTS**  
REALTY GROUP

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## 46 Points West Resort Sylvan Lake, Alberta

**MLS # A2237894**



# \$124,900

**Division:** Points West

**Lot Size:** 0.06 Acre

**Lot Feat:** Close to Clubhouse, Corner Lot, Landscaped, Lawn, Level

**By Town:** -

**LLD:** -

**Zoning:** RF

**Water:** -

**Sewer:** -

**Utilities:** -

Fantastic opportunity in the gated community of Points West! This spacious, corner lot is conveniently located across from the park, pool, pickleball courts, showers, and laundry facilities. Included is a 2002 Wilderness 39' RV that sleeps 6 with a full bath, plus an 11'x11' guest cabin with power that sleeps 2 more. The fenced and landscaped lot features a gazebo, patio furniture, a shed, a bright sunroom, and both front and rear decks—perfect for relaxing or entertaining. Points West offers low-maintenance, affordable recreation with amenities like a heated outdoor pool, hot tub, upgraded playground, clubhouse, and popular pickleball court. Professional management handles the lawn care so you can chillax and enjoy your summer time. The \$3,300 annual condo fee covers electricity, water, sewer, reserve fund contributions, pool and hot tub operation, and more. Clean coin laundry, washrooms and showers are open April 1 to October 31 (weather permitting). Pet-friendly and ideal for snowbirds. Just a short bike ride to the beach, restaurants, shops, and the farmers' market this is gem of a location and an amazing summer family resort. For a nominal fee there is additional boat storage as well.