



GRASSROOTS
REALTY GROUP

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22 Points West Resort Sylvan Lake, Alberta

MLS # A2244262



\$119,900

Division: Points West

Lot Size: 0.07 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RF

Water: -

Sewer: -

Utilities: -

Considering a recreational property in Sylvan Lake? Points West RV Resort provides your best value in prime recreational real estate. Voted one of Canada's ten best beaches, Sylvan Lake is Alberta's primary tourist destination. #22 Points West is a 2,845 sq/ft titled lot with mature birch trees and a new fence. The included Puma Destination trailer with an Island Kitchen and opposing slides calls for lots of space for entertaining guests. In the rear of the camper, the dinette with a large window provides a great vista of the outdoors while doubling as a place to eat. The second bedroom houses a sofa bed and upper bunk providing a useful office space or granting guests a comfortable stay with the privacy of their own room. The sliding patio door gives the look and feel of being at home and walking out to your deck. Plus, this floorplan is loaded with storage! Convenient outdoor shower keeps the sand where it belongs, and air conditioning for those hot days! Points West provides an economical recreational 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 (welcome Snowbirds!), Points West is a gated three season 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.