



**61 Points West Resort
Sylvan Lake, Alberta**

MLS # A2267961



\$139,900

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? 61 Points West RV Resort provides your best value in prime recreational real estate. This property is a 2,946 sq/ft titled lot with a 2010 Huron Ridge Resort 12' x 40' park model trailer and a full-length, partially covered deck - for sun or shade. Bright living area with ceiling height transom windows for optimum natural light. Top quality wood cabinetry throughout, and thoughtful extras like a corner electric fireplace and full sized soaker tub. Fully finished & insulated 10' x 10' shed and attached storage shed included. Fenced on two sides with cosy firepit area. Ideally located within steps of the pool, washrooms & showers and directly across from the playground. Voted one of Canada's ten best beaches, Sylvan Lake is Alberta's primary tourist destination. 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.