

**59 Points West Resort
Sylvan Lake, Alberta****MLS # A2239329****\$139,900****Division:** Points West**Lot Size:** 0.07 Acre**Lot Feat:** Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Near**By Town:** -**LLD:** -**Zoning:** RF**Water:** -**Sewer:** -**Utilities:** -

Come to Points West Resort in Sylvan Lake and own recreational property at Alberta's premier lake location. #59 Points West Resort – a beautifully treed 2,948 sq/ft titled lot including a forty-foot, 2 bedroom, 2007 Quail Ridge top of the line park model trailer. Some of the options on this luxury unit include ducted, central air conditioning, an electric fireplace, a queen-sized primary bedroom and a full sized mobile home furnace. Outside you'll find a private retreat on a large deck and a rear garden shed for storage. Points West provides an economical recreation 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, Points West is a gated summer 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.