

**23 Points West Resort
Sylvan Lake, Alberta****MLS # A2244227****\$109,900****Division:** Points West**Lot Size:** 0.07 Acre**Lot Feat:** -**By Town:** Sylvan Lake**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. Number 23 Points West is a 2,845 sq/ft titled lot including an immaculate 2-bedroom, 1992 Travelaire (made in Alberta) Park Model Trailer. Attached you will find a 12' x 20' sunroom providing your family with the room to spread out and enjoy additional sleeping space with additional storage. From the sunroom you can access a private retreat on a large deck, and find a rear garden shed for storage (with power). This unit has been regularly maintained with new roof and siding on the sunroom, driveway sealed last year, and the trailer roof coated every 2 years. Propane tank fittings and regulator replaced this spring. 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.