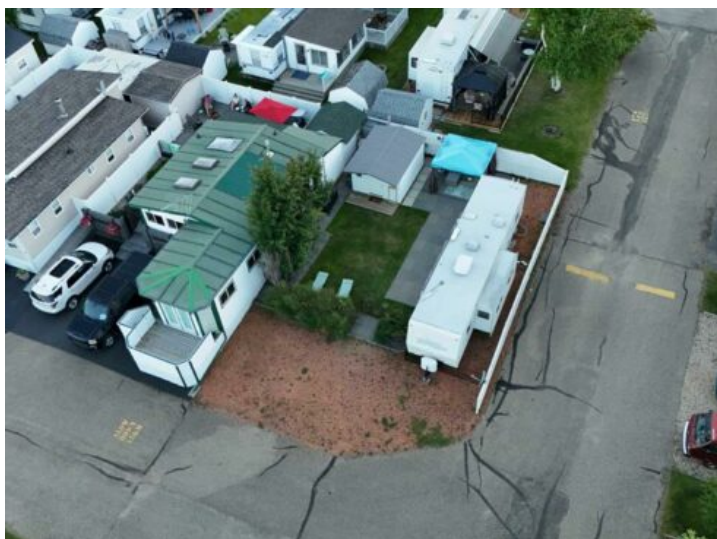


**46 Points West Resort  
Sylvan Lake, Alberta****MLS # A2247619****\$105,000****Division:** Points West**Lot Size:** 0.06 Acre**Lot Feat:** Close to Clubhouse, Corner Lot, Landscaped, Lawn, Level**By Town:** -**LLD:** -**Zoning:** RF**Water:** -**Sewer:** -**Utilities:** -

Offered at an attractive \$105,000, this incredible corner lot in Points West comes with the option to add the existing RV for the perfect turn-key summer retreat! Located directly across from the park, pool, pickleball courts, showers, and laundry facilities, this lot is ideally positioned within one of Sylvan Lake's most sought-after gated communities. The fenced and landscaped yard features a gazebo, patio furniture and decks—perfect for relaxing or entertaining. There is also a picturesque 11'x11' guest cabin with power that sleeps 2. While the 2002 Wilderness 39' RV that sleeps 6 and includes a full bath, is not included in the list price it is negotiable should the buyer wish to keep it. Enjoy low-maintenance, affordable recreation at Points West, complete with a heated outdoor pool, hot tub, upgraded playground, clubhouse, and pickleball court. Lawn care is handled by professional management, allowing you to unwind all summer long. The \$3,300 annual condo fee covers electricity, water, sewer, reserve fund contributions, and operation of shared amenities. Clean coin laundry, washrooms, and showers are open from 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. Boat storage is also available for a nominal fee.