

# \$105,000 - 46 Points West Resort, Sylvan Lake

MLS® #A2247619

**\$105,000**

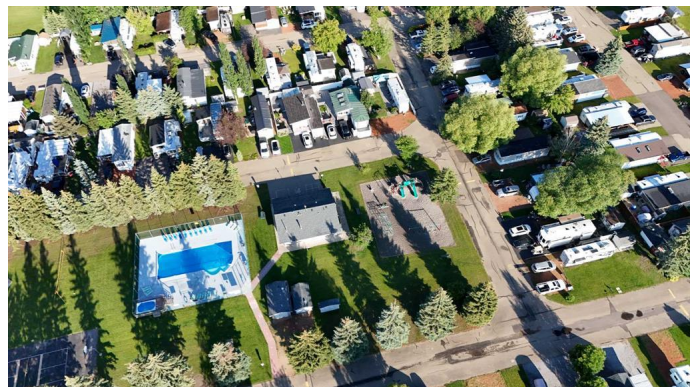
0 Bedroom, 0.00 Bathroom,  
Land on 0.06 Acres

Points West, Sylvan Lake, Alberta

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.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2247619         |
| Price     | \$105,000        |
| Bathrooms | 0.00             |
| Acres     | 0.06             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 46 Points West Resort |
| Subdivision | Points West           |
| City        | Sylvan Lake           |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4S 1E1               |

## Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Playground, Recreation Facilities, Spa/Hot Tub, Visitor Parking, Coin Laundry, Outdoor Pool |
|-----------|---------------------------------------------------------------------------------------------|

## Exterior

|                 |                                                         |
|-----------------|---------------------------------------------------------|
| Lot Description | Close to Clubhouse, Corner Lot, Landscaped, Lawn, Level |
|-----------------|---------------------------------------------------------|

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 68                |
| Zoning         | RF                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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