

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

MLS® #A2247619

**\$105,000**

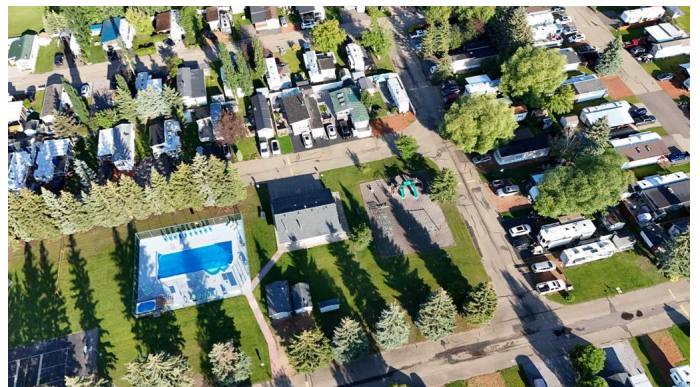
0 Bedroom, 0.00 Bathroom,  
Land on 0.06 Acres

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, Visitor Parking, Coin Laundry, Outdoor Pool, Spa/Hot Tub |
|-----------|---------------------------------------------------------------------------------------------|

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 26                |
| Zoning         | RF                |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.