

# \$119,900 - 9 Points West Resort, Sylvan Lake

MLS® #A1152271

## \$119,900

1 Bedroom, 1.00 Bathroom, 360 sqft  
Residential on 0 Acres

Points West, Sylvan Lake, Alberta

#9 Points West Resort â€“ 2,931 sq/ft titled lot backing on to 3 ½ acres of green space. No neighbors behind or on one side. Lots of privacy. Yard is completely enclosed with a brand new fence. Garden shed for storage. Price is for titled lot and fifth wheel. Lot or fifth wheel can be purchased separately. Included is a 36 ft, 2014 Forest River Blue Ridge 3125RT top-of-the-line fifth wheel. See brochure attached for the complete story on this luxurious RV â€“ and included is an Extended Warranty until 2024 which can be transferred to new owner. Some of the options include Shaw direct attached power satellite (2 years old) providing reliable internet service, an electric fireplace, and a king-sized primary suite. Two TVs - in the living room and bedroom. Queen air bed in sofabed in living room. Thereâ€™s a coin laundry on site, but if you prefer thereâ€™s RV washer/dryer hookups available in the RV. Due to hail damage the roof was completely replaced in 2019. Outside youâ€™ll find a new fence (built in 2019), a power awning and an outdoor kitchen with fridge, sink, microwave, gas stove and TV! Large, covered deck and garden shed for storage. Points West provides an economical recreational retreat for you and your family â€“ 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 \$2,500 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 mid-April to Thanksgiving weekend, 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. (Photos from Brochure in supplementary documents are for illustrative purposes and are not exactly as represented; island is peninsula vs free standing).

Built in 2014

### **Essential Information**

MLS® #	A1152271
Price	\$119,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	360
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Recreational
Style	Bungalow
Status	Active

### **Community Information**

Address	9 Points West Resort
Subdivision	Points West
City	Sylvan Lake
County	Red Deer County

Province Alberta  
Postal Code T4S 1T3

### **Amenities**

Amenities Clubhouse, Coin Laundry, Outdoor Pool, Playground, Recreation Facilities, RV/Boat Storage  
Parking Spaces 3  
Parking Off Street, Parking Pad  
Has Pool Yes

### **Interior**

Interior Features Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Wired for Sound  
Appliances Built-In Gas Range, Built-In Refrigerator, Microwave, Microwave Hood Fan  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric

### **Exterior**

Exterior Features Playground, Storage  
Lot Description Backs on to Park/Green Space, Corner Lot, Level, Rectangular Lot  
Roof Rubber  
Construction Wood Frame  
Foundation Pillar/Post/Pier

### **Additional Information**

Date Listed October 8th, 2021  
Days on Market 52  
Zoning RF  
Condo Fee \$2,500

### **Listing Details**

Listing Office Courtesy Of Red Key Realty & Property Management

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