

97 Points West Resort – Sylvan Lake,

🌿 Turnkey Trailer & Lot for Sale – Points West RV Resort, Sylvan Lake, ALBERTA 🌿

💰 Asking: \$120,000

Looking for the perfect summer getaway or a peaceful seasonal retreat? This beautiful 2013 Keystone Outback 312BHS paired with a private, tree-backed lot in the highly sought-after Points West RV Resort in Sylvan Lake could be yours—move-in ready and fully equipped!

🏡 **PROPERTY FEATURES:** (Warm Seasonal occupancy only)

- Private, Secluded Lot – Backs onto trees at the edge of the park for quiet and privacy – Aprox 36'X68'. Titled lot in Condo Association
- Large Walkout Deck – Includes upgraded gazebo for shade and relaxation
- 8x9 External Shed – With window and shelves for organized storage
- Landscaping & Outdoor Living – Flowerbeds, small garden area, fire pit, paved parking, and red gravel RV pad with patio blocks

🚐 **TRAILER HIGHLIGHTS:**

- 2013 Keystone Outback 312BHS – Excellent condition with 2 slides, front bedroom, bunkhouse back outdoor camp kitchen . Owned No liens
- Sleeps 10 Comfortably – Perfect for families or guests
- Second Outside Entry Door to Bathroom – Adds convenience for outdoor living
- Barely Towed – Only ~1,000 kms on the road
- Comes with rated Hitch & ALL Sway Control Equipment
- Lovingly Maintained – Clean, cozy, and low-maintenance

🔑 **TURNKEY READY:**

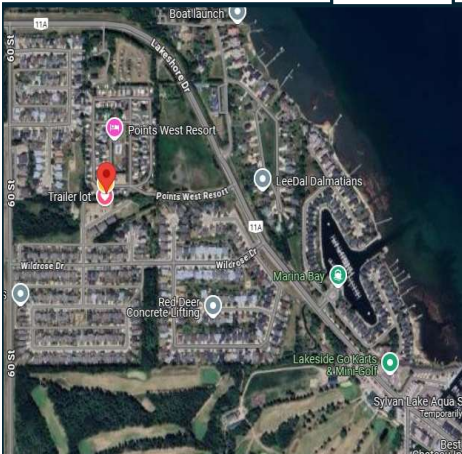
Everything you need to enjoy it right away—just bring your sheets and towels! Ideal for families, snowbirds, or anyone looking to own a quiet, affordable slice of Sylvan Lake. Community has seasonal Pool, hot tub, wash house with laundry and a hall for your family events.

📁 Prefer to sell as a package, but open to separating trailer and lot if necessary.

📞 **Contact Rob to book a viewing or ask questions:**

Cell: 403-505-7375

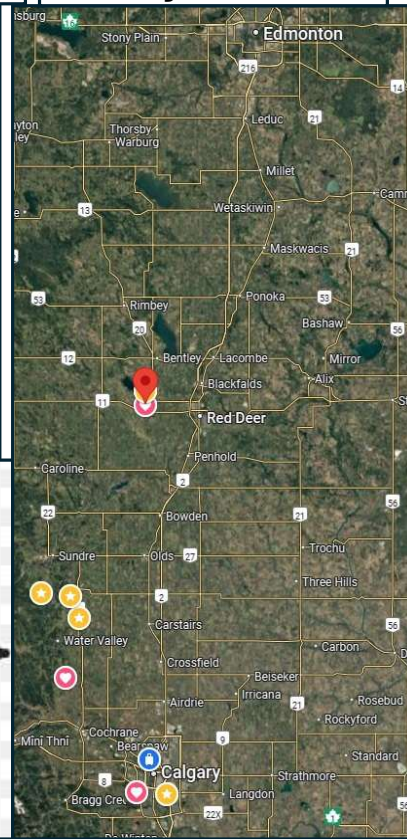
Location to lake



Location in PARK



½ way YYC/YEG

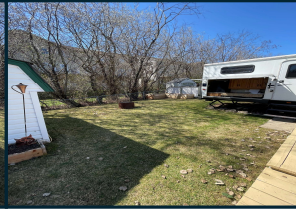


Floorplan

Lot 97 Points West Resort – Sylvan Lake AB



Pool



Front Bedroom – with fabric slide doors

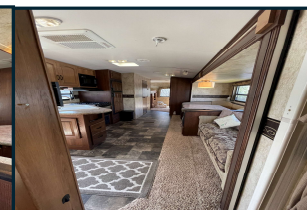
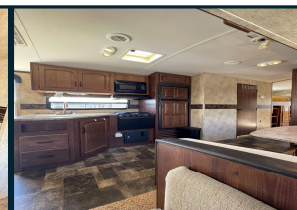
43” Smart TV



Living Room – slide 1 – sleeps 4



Kitchen



Rear Bunkhouse – slide 2 - sleeps 4

Bathroom



Outside Camp Kitchen

8X9 shed and shelving

