



GRASSROOTS
REALTY GROUP

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**Westview Drive
Athabasca, Alberta**

MLS # A2235635



\$69,900

Division: NONE

Lot Size: 2.79 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CR1

Water: -

Sewer: -

Utilities: -

Custom build your home on this 2.79-acre lot in Century Estates, a desirable and established subdivision located less than 10 minutes from Athabasca. Surrounded by mature trees, this parcel offers privacy, space, and a peaceful setting to bring your vision to life. Whether you're ready to build now or looking for a long-term investment, this lot offers flexibility with no time restrictions to build. However, building restrictions do apply to ensure a consistent standard of quality within this part of the subdivision, making it ideal for those planning a custom home.