



GRASSROOTS
REALTY GROUP

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**#226, 660022 - Range Road 225.5 (Unit 35)
Athabasca, Alberta**

MLS # A2253614



\$70,000

Division: NONE

Lot Size: 0.40 Acre

Lot Feat: -

By Town: Athabasca

LLD: -

Zoning: A

Water: -

Sewer: -

Utilities: See Remarks

Vacant lot at Westwind Park. Ready for your modular. Located on the north end of Westwind Mobile Home Park is this 0.4 acre lot. Power meter, municipal water and a new septic tank system are all on the lot, with only gas needing to be brought in. Westwind is a community south of Athabasca, AB that provides residents with a convenient and comfortable living environment. Amenities at Westwind include common areas, playgrounds, and convenient parking options. The community strives to create a welcoming and inclusive atmosphere for all individuals seeking a place to call home. Price includes GST. Condo fees are \$100/month and include garbage, street lighting, main road grading (not driveways). Water meter charges are \$20/month plus usage.