



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2253614**



**\$70,000**

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**Division:** NONE

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**Lot Size:** 0.40 Acre

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**Lot Feat:** -

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**By Town:** Athabasca

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**LLD:** -

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**Zoning:** A

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**Water:** -

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**Sewer:** -

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**Utilities:** See Remarks

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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.