



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

#222, 660022 - Range Road 225.5 (Unit 57)
Athabasca, Alberta

MLS # A2200029



\$139,500

Division: NONE

Lot Size: 0.52 Acre

Lot Feat: -

By Town: Athabasca

LLD: -

Zoning: A

Water: -

Sewer: -

Utilities: See Remarks

Brand new 24x26 garage on a 0.52 acre square lot with a country side view at Westwind Park! Power meter, municipal water and septic system are all on the lot, with only gas needing to be brought in from the lot line. 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. Condo fees are \$100/month and include garbage, street lighting, main road grading (not driveways). Water meter charges are \$20/month plus usage.