



GRASSROOTS
REALTY GROUP

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#226, 660022 - Range Road 225.5 (Unit 58)
Athabasca, Alberta

MLS # A2200036



\$84,900

Division: NONE

Lot Size: 0.52 Acre

Lot Feat: -

By Town: Athabasca

LLD: -

Zoning: A

Water: -

Sewer: -

Utilities: See Remarks

24x26 Concrete PAD just poured. Ready for your RV or garage. Vacant lot at Westwind Park with a countryside view! Located on the far east end of Westwind Mobile Home Park is this 0.52 acre square lot. Power meter, municipal water and septic tank system are all on the lot, with only gas needing to be brought in. Adjacent lot, unit 57, is also available, so you could double your land base and buy both! 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.