



218, 66022 Range Road 225.5
Athabasca, Alberta

MLS # A2302568



\$269,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Acreage with Residence, Modular Home | | |
| Size: | 1,520 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.50 Acre | | |
| Lot Feat: | Few Trees, Garden, Gazebo, Landscaped, Street Lighting | | |

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|--------------------|--|-------------------|-------------|
| Heating: | Forced Air | Water: | See Remarks |
| Floors: | Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 100 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | CR |
| Foundation: | Other | Utilities: | - |
| Features: | Closet Organizers, Crown Molding, Double Vanity, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Gazebo, water tank, firepit,

If you've been craving space… but still want to stay close to town, this might be the one. This 1,520 sq ft 4 bedroom, 2 bathroom manufactured home sits on a beautifully landscaped 0.5-acre lot in Westwind Mobile Home Park, where you get that “acreage feel” without giving up conveniences like town water. Think summer evenings in the gazebo, fires in the backyard, space for the dogs to run (fenced in dog run), and a yard that’s been designed to actually enjoy...not just maintain. Inside, the layout gives you room to breathe with 4 bedrooms, and a primary suite that feels like a retreat. Large ensuite bathroom with a double vanity and a walk-in shower (with double seats) you won’t want to leave. All appliances, central air conditioning and more. Quietly located in the newer part of the park. The Playground is nearby. All this, only minutes to town. This is one of those properties that will truly come to life once the snow melts, revealing the care, detail, and intention poured into every inch of the yard.