



GRASSROOTS
REALTY GROUP

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Range Road 225.5, 660022 #38
Rural Athabasca County, Alberta

MLS # A2336610



\$169,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	Other
Floors:	Vinyl Plank	Sewer:	Lagoon, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	None	LLD:	6-66-22-W4
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions:	n/a
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Affordable living just minutes from Athabasca! Located in desirable Westwind Park, this beautifully maintained manufactured home sits on a spacious lot just under half an acre. Featuring 3 bedrooms and 2 full bathrooms, this home shows exceptionally well and is truly move-in ready. Recent updates include vinyl plank flooring, freshly painted walls/ceilings, updated light fixtures, updated bathroom, brand new washer/dryer, and professionally upgraded heat tape. The inviting covered deck is the perfect spot to enjoy your morning coffee or relax and listen to the rain. With plenty of space, thoughtful updates, and nothing left to do but move in and enjoy, this is an excellent opportunity for affordable living close to Athabasca.