

\$59,000 - 94 Westwind Mobile Home Park, Athabasca

MLS® #A2086385

\$59,000

0 Bedroom, 0.00 Bathroom,
Land on 0.50 Acres

NONE, Athabasca, Alberta

Undoubtedly, this lot stands out as one of the most desirable within the Westwind Mobile Home Park. It offers a sense of seclusion from neighboring properties, thanks to the presence of mature trees and other appealing features. These 1/2 acre lots in Westwind Mobile Home Park benefit from the convenience of town water, garbage disposal, and sewer, providing you with an acreage-like lifestyle without the associated maintenance hassles. Presently, there is an older mobile home (SOLD AS IS WHERE IS) situated on this property, dating back to the late 1960s. Remarkably, with the original appliances, lending a charming vintage feel to the space. While the mobile home is well-maintained and entirely livable, it's important to note that its age, the absence of CSA verification, and a few other particulars preclude it from receiving financing approval or insurability. It is not part of the value of the property. However, the silver lining lies in the potential of this lot. It presents you with the opportunity to bring your own brand-new manufactured home onto the property. Alternatively, you can choose to reside in the existing mobile home while your custom home is being ordered and prepared. As you can see, there are a few options available with this listing. If your preference leans towards acreage living with minimal maintenance, this lot is a compelling option that deserves your consideration!



Essential Information

MLS® #	A2086385
Price	\$59,000
Sold Price	\$50,000
Bathrooms	0.00
Acres	0.50
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	94 Westwind Mobile Home Park
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 2A7

Amenities

Amenities	None
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Additional Information

Date Listed	October 9th, 2023
Date Sold	August 12th, 2024
Days on Market	307
Zoning	Mobile
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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