



# 94 Westwind Mobile Home Park Athabasca Alberta

\$59,000

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! (id:6769)

Listing Presented By:



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ROYAL LEPAGE COUNTY REALTY



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

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