

**Westview Drive**  
**Athabasca, Alberta**

**MLS # A2235635**



**\$69,900**

**Division:** NONE

**Lot Size:** 2.79 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CR1

**Water:** -

**Sewer:** -

**Utilities:** -

Custom build your home on this 2.79-acre lot in Century Estates, a desirable and established subdivision located less than 10 minutes from Athabasca. Surrounded by mature trees, this parcel offers privacy, space, and a peaceful setting to bring your vision to life. Whether you're ready to build now or looking for a long-term investment, this lot offers flexibility with no time restrictions to build. However, building restrictions do apply to ensure a consistent standard of quality within this part of the subdivision, making it ideal for those planning a custom home.