

# \$449,000 - Lot 32 Flats Road Road, Whitecourt

---

MLS® #A1259389

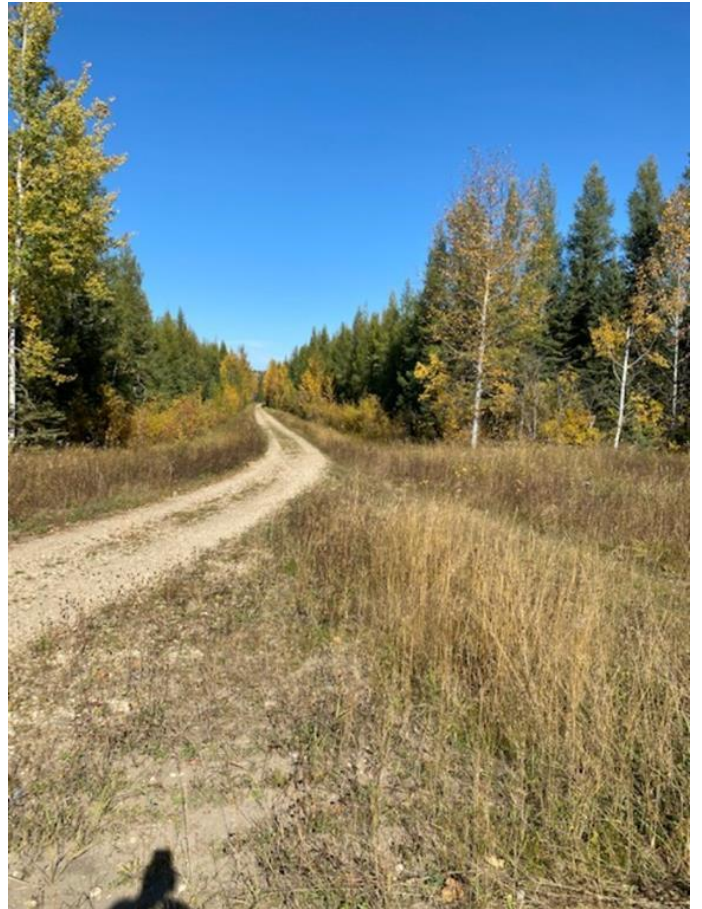
**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Land on 155.14 Acres

NONE, Whitecourt, Alberta

The last Quarter of land within town limits on Flats Road. Just 2 1/2 miles from 47 th st. Property has Good Gravel, up to 25 ft. Merch Timber in spruce and Tamarack. Potential for industrial/ residential subdivision. Power and Gas are run by, but water should be considered to supply by the town or drill a well.

About 1200.00 revenue from the town for use of road and about 1,800.00 revenue from abandoned wellsite lease. There's a 2015 appraisal for \$930,000.00



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A1259389        |
| Price     | \$449,000       |
| Bathrooms | 0.00            |
| Acres     | 155.14          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Lot 32 Flats Road Road |
| Subdivision | NONE                   |
| City        | Whitecourt             |
| County      | Woodlands County       |
| Province    | Alberta                |
| Postal Code | T7S 0E5                |

## Additional Information

Date Listed September 28th, 2022  
Days on Market 836  
Zoning Future Urban Development

**Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITE



Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

