

# \$1,798,000 - 47 47 Avenue, Whitecourt

MLS® #A2197563

**\$1,798,000**

0 Bedroom, 0.00 Bathroom,  
Land on 14.50 Acres

NONE, Whitecourt, Alberta

Seize this rare opportunity to develop in Whitecourt's R-4 High-Density Residential District! This 14.5 acre parcel is ideally located just off Highway 43, offering excellent accessibility and high visibility. Within walking distance to grocery stores, shopping centers, and essential amenities, this location is perfect for a high-density residential development that seamlessly integrates with the surrounding community.

Zoned R-4, this property allows for a variety of residential and mixed-use developments, including:

- Apartments & Multi-Unit Housing
- Assisted Living Facilities
- Boarding or Lodging Houses
- Daycare & Family Care Facilities
- Home-Based Businesses

With a maximum building height of 18m (5 storeys) and a density of up to 120 units/ha, this site offers incredible potential for developers looking to create high-quality housing with modern amenities. Additional incentives are available for projects incorporating green roofs, affordable housing, sustainable design, and underground parking.

This development would complement the already thriving businesses in the area, including The Christenson Development Manor, IGA Grocery store Canadian Tire, and more, making it an excellent investment for



builders and developers looking to contribute to Whitecourt’s expanding residential landscape.

**Essential Information**

MLS® #	A2197563
Price	\$1,798,000
Bathrooms	0.00
Acres	14.50
Type	Land
Sub-Type	Residential Land
Status	Active

**Community Information**

Address	47 47 Avenue
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1P8

**Additional Information**

Date Listed	February 26th, 2025
Days on Market	58
Zoning	R-4 High Density Resident

**Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9’s MLS® System. Pillar 9 is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9. The trademarks MLS®, Multiple Listing Service® 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.