



**GRASSROOTS**  
REALTY GROUP

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**Range Road 114A Timber Ridge Estates  
Rural Woodlands County, Alberta**

**MLS # A2244071**



**\$185,000**

**Division:** NONE

**Lot Size:** 4.94 Acres

**Lot Feat:** Brush

**By Town:** Whitecourt

**LLD:** 17-59-11-W5

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

Discover the perfect canvas for your dream home with this stunning 4.94-acre lot located in the desirable Timber Ridge Estates. This expansive parcel of raw land is flat and easy to develop, making it an ideal choice for your future residence. Situated just minutes from town, this property offers the perfect blend of rural tranquility and urban convenience. You'll enjoy easy access to local amenities while still being surrounded by the natural beauty of the area. The lot benefits from existing power to the property and gas to the riser, simplifying your building process. Timber Ridge Estates is governed by restricted covenants, ensuring a high-quality subdivision that maintains its charm and appeal. This is a rare opportunity to create the home you've always envisioned in a community that values quality living. Don't miss out on this exceptional lot that combines space, serenity, and convenience—start planning your dream home today! Approximately 3 minutes to the Town of Whitecourt. WOW! East