



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**38, 115025 584 Township  
Rural Woodlands County, Alberta**

**MLS # A2246616**



**\$223,777**

**Division:** NONE

**Lot Size:** 9.24 Acres

**Lot Feat:** Creek/River/Stream/Pond, Dog Run Fenced In, Level, Many Trees, Rolling

**By Town:** Whitecourt

**LLD:** 19-58-11-W5

**Zoning:** CR

**Water:** Well

**Sewer:** -

**Utilities:** -

Click brochure link for more details\*\* Beautiful acreage for sale located just 10 min south of Whitecourt. Fully fenced and gated 9.24 acres zoned CR. 400 sq ft four season, timber frame cabin with 200 amp power and full service electrical panel. 50amp RV hookup. Brand new well with amazing water. Large dog run. Clearing of land has been done to provide large lawn area as well as site for a future shop. Early stages completed of 1700 sq ft timber frame home (concrete pads, beams and floor joists installed) can be included or removed. Two creeks run through the property with a gorgeous ravine and trails down to a fire pit by creek. Driveway and yard have been well gravelled. Tons of wildlife in the area with deer and moose frequenting the property. Only minutes away from endless atv trails and crown land! Property is fully treed in and set back from quiet road. Mix of large spruce, birch and poplar.