



**GRASSROOTS**  
REALTY GROUP

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**Lot 19 Mountain Springs  
Rural Woodlands County, Alberta**

**MLS # A2254939**



**\$99,000**

**Division:** NONE

**Lot Size:** 7.07 Acres

**Lot Feat:** -

**By Town:** Whitecourt

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

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** -

A place where nature welcomes you - 7.07 acres with nearby Crown Land. Imagine waking up each day surrounded by the quiet heartbeat of the forest. This raw lot in the peaceful Mountain Springs subdivision offers a rare blend of privacy, freedom, and untouched natural beauty. As the final lot available from the developer, this property carries a sense of exclusivity and opportunity that is hard to find. Across the road from expansive Crown Land, your backyard becomes an open invitation to explore miles of wilderness. The natural forest is alive with wildlife - watch deer wander through the trees, listen to birdsong at sunrise, watch the stars plus the northern lights dance, and enjoy the magic of sharing your space with nature. It's a property that feels like a retreat the moment you arrive. A driveway is already in place, guiding you into your future building site, and natural gas is prepaid to the riser, making your next steps easier and more cost-effective. Whether you dream of a cozy cabin, a future family home, or a personal sanctuary tucked among the trees, this land offers room to breathe and room to dream.