

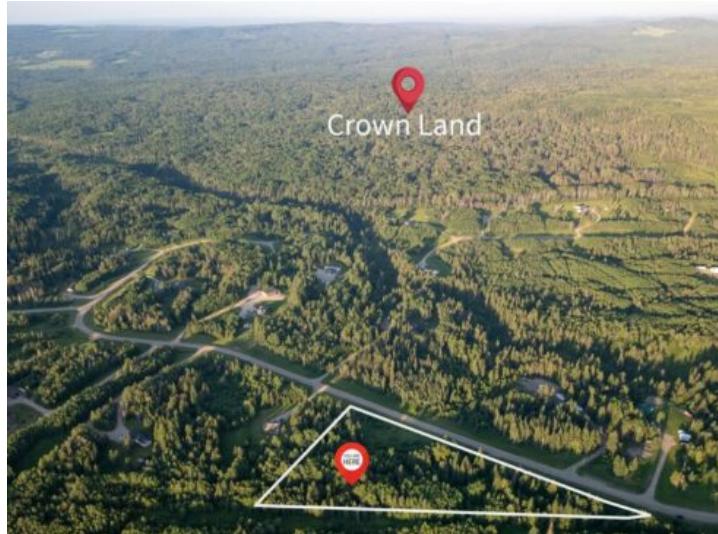


**GRASSROOTS**  
REALTY GROUP

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

**Lot 1 Mountain Springs  
Rural Woodlands County, Alberta**

**MLS # A2273233**



**\$92,400**

**Division:** NONE

**Lot Size:** 5.58 Acres

**Lot Feat:** -

**By Town:** Whitecourt

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

**Zoning:** CR

**Water:** None

**Sewer:** -

**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Welcome to your canvas of opportunity! This remarkable 5.58-acre lot beckons you to envision the home of your dreams. Tucked away near Whitecourt, this property offers a perfect blend of privacy and natural beauty. Surrounded by lush, mature trees. For the outdoor enthusiast, endless adventures await with nearby trails catering to hikers, bikers, and nature lovers alike. Plus, with convenient access to crown land in the surrounding area, the possibilities for exploration are boundless. But that's not all – this property comes with the added convenience of well servicing options. The seller is prepared to provide water connections at an additional cost, ensuring that your dream home can become a reality with ease. Seize the opportunity to create your own haven amidst this picturesque landscape.