



**GRASSROOTS**  
REALTY GROUP

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

**Lot 32 Flats Road Road  
Whitecourt, Alberta**

**MLS # A1259389**



**\$449,000**

**Division:** NONE

**Lot Size:** 155.14 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 32-59-11-W5

**Zoning:** Future Urban Development

**Water:** -

**Sewer:** -

**Utilities:** -

The last Quarter of land within town limits on Flats Road. Just 2 1/2 miles from 47 th st. Property has Good Gravel, up to 25 ft. Merch Timber in spruce and Tamarack. Potential for industrial/ residential subdivision. Power and Gas are run by, but water should be considered to supply by the town or drill a well. About 1200.00 revenue from the town for use of road and about 1,800.00 revenue from abandoned wellsite lease. There's a 2015 appraisal for \$930,000.00