



**GRASSROOTS**  
REALTY GROUP

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**PT 14&12&11 36-59-12 W5 Wellwood Court Subdivision MLS # A2197194**  
**Whitecourt, Alberta**



**\$699,000**

**Division:** NONE

**Lot Size:** 5.02 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 36-59-12-W5

**Zoning:** R-1B

**Water:** -

**Sewer:** -

**Utilities:** -

Prime residential development land in the heart of Whitecourt conveniently located close to all amenities. 5.2 acres of cleared, levelled land requiring no costly additional fill. A 25 lot subdivision has currently been engineered and approved by the town, allowing for immediate lot development. However, the size more than allows for a different design, allowing for up to 35 lots if so desired. Don't miss this tremendous development/investment opportunity.