



GRASSROOTS
REALTY GROUP

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**Lot 6, 131074 Township Road 590
Rural Woodlands County, Alberta**

MLS # A2201232



\$154,900

Division: NONE

Lot Size: 7.61 Acres

Lot Feat: -

By Town: Whitecourt

LLD: 2-59-13-W5

Zoning: CR

Water: Other

Sewer: Mound Septic

Utilities: -

Welcome to Grizzly Ridge Estates, where you can find your own little piece of heaven in the Country, just 11 minutes away from Whitecourt, This beautiful subdivision is located down Highway 32 and offers a serene and peaceful environment. Imagine owning an 7.61 Parcel of land with endless possibilities. Whether you want to build your dream home or move in a manufactured home, this property provides the perfect canvas for your vision. One of the great advantages of this property is it proximity to crownland, allowing for easy access to outdoor activities and recreational opportunities. You can enjoy hiking, biking, sledding, quadding and exploring the vast wilderness right at your doorstep. In terms of utilities, this property includes power to the property line and gas to the riser. It is also conveniently located on the school bus route, just 11 minutes to Whitecourt., making commuting hassle-free. If you are interested, we invite you to come and view this lot at Grizzly Ridge Estates. We are confident that once you see it, you'll be glad you did. Don't miss out on this opportunity to create your on oasis in the Countryside. The lot includes, mobile home pad with pilings for a 16 wide or a 20 wide manufactured home, gravel driveway, septic system, natural gas and power prepaid to the PAD. READY TO ADD YOUR NEW HOME. Crown Land close by.