



780-832-5880

cord@gpremax.com

**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 There's a 2015 appraisal for \$930,000.00