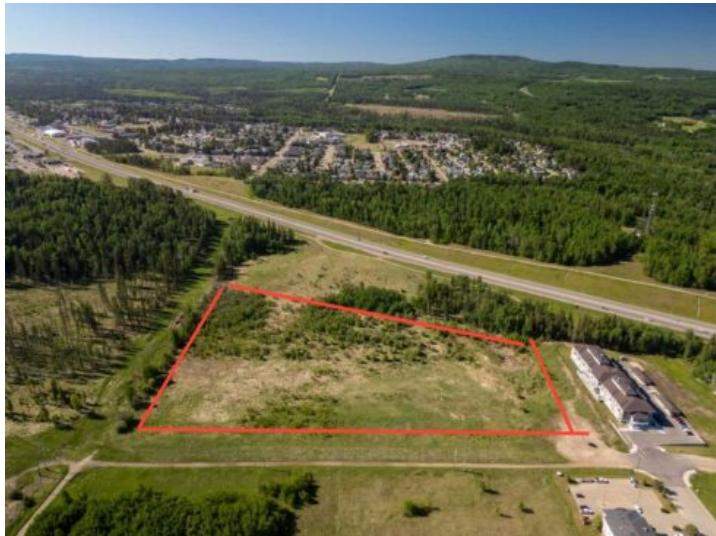


**47 47 Avenue**  
**Whitecourt, Alberta**

**MLS # A2197563**



**\$799,900**

**Division:** NONE

**Lot Size:** 14.50 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 26-59-12-W5

**Zoning:** Urban Future Development

**Water:** -

**Sewer:** -

**Utilities:** -

Discover a strategic long-term investment opportunity with this 14.5-acre parcel located in one of Whitecourt's most accessible and amenity-rich areas. Situated just off Highway 43 and within walking distance to grocery stores, retail, health services, and established residential neighbourhoods, this site offers exceptional visibility and connectivity for future growth. This property is ideally positioned for future rezoning and community expansion as Whitecourt continues to grow. Its location is surrounded by key amenities, including the Manor at Whitecourt Village, a supportive living community offering 24/7 assisted care for adults and seniors. Nearby conveniences such as IGA grocery store, Canadian Tire, Home Hardware, restaurants, medical services, and commercial hubs enhance the desirability and future viability of this site. With strong surrounding development patterns and expanding neighbourhoods nearby, this parcel offers an exceptional opportunity for forward-thinking developers to secure land in a high-exposure, high-amenity corridor—perfect for future residential or mixed-use planning as the town's long-term growth vision unfolds.