

# \$449,000 - Lot 32 Flats Road Road, Whitecourt

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MLS® #A1259389

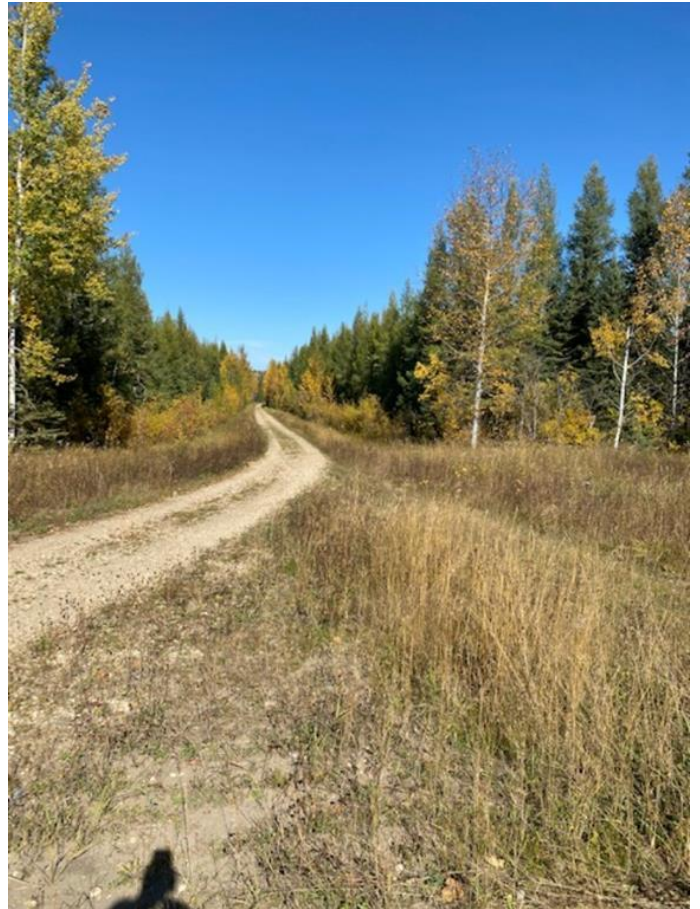
**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Land on 155.14 Acres

NONE, Whitecourt, Alberta

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



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A1259389        |
| Price     | \$449,000       |
| Bathrooms | 0.00            |
| Acres     | 155.14          |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | Lot 32 Flats Road Road |
| Subdivision | NONE                   |
| City        | Whitecourt             |
| County      | Woodlands County       |
| Province    | Alberta                |
| Postal Code | T7S 0E5                |

## Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | September 28th, 2022     |
| Days on Market | 983                      |
| Zoning         | Future Urban Development |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITE) |
|----------------|--------------------------|



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