



**GRASSROOTS**

REALTY GROUP

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**NE 24 59 12 W5 Hilltop Subdivision  
Whitecourt, Alberta**

**MLS # A2270637**



**\$889,000**

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**Division:** NONE

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**Lot Size:** 7.04 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** 24-59-12-W5

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**Zoning:** R-1B

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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7.04 acres of prime, cleared and leveled residential development land with services to the lot line&mdash;now with vendor financing available, offering a rare and flexible opportunity for developers and investors. Located in one of Whitecourt&rsquo;s most sought-after residential areas, &ldquo;Homes on the Hill&rdquo; has long been synonymous with premium living. With no new subdivisions developed in over a decade, demand for new housing in this area remains exceptionally strong. A newly proposed subdivision plan features 25 spacious single-family lots on a quiet cul-de-sac, ideal for creating an upscale residential community. Much of the engineering work has already been completed, with several necessary Town approvals in place&mdash;saving significant time, cost, and development risk. Alternatively, the parcel lends itself well to an adult living community or could be redesigned for a higher-density 40&ndash;50 lot subdivision, subject to approvals. The flexibility of this site makes it suitable for a range of residential development concepts.