



GRASSROOTS
REALTY GROUP

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**68 Pritchard Drive
Whitecourt, Alberta**

MLS # A2294406



\$120,000

Division: NONE

Lot Size: 0.15 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-1C

Water: -

Sewer: -

Utilities: -

Discover the perfect canvas for your future home on this 6,743 sq ft residential lot, tucked away at the end of a quiet, private cul-de-sac. This flat and level building site offers a rare level of privacy, featuring only one immediate neighbor and backing directly onto a serene green space. It is the ideal location for those seeking a tranquil lifestyle without sacrificing the convenience of town living. Directly from your property line, you can enjoy immediate access to the extensive Whitecourt trail system, where paved paths wind beautifully along the Athabasca River. This location truly serves as an outdoor enthusiast's paradise, offering year-round recreation just steps from your front door. Whether you enjoy morning walks by the water or hitting the trails for a bike ride, the natural beauty of the area is your constant companion. Beyond the trails, Festival Park acts as your extended backyard, providing world-class amenities for all ages. Residents are just a short stroll away from the famous Whitecourt River Slides, a multi-level spray park, the "Jumbo Jumper" bouncy pillow, and a peaceful stocked fishing pond. For those with an active lifestyle, the area also boasts professional-grade soccer fields, an off-leash dog park, and groomed cross-country skiing trails throughout the winter months. As this neighbourhood matures, you gain the distinct advantage of moving into an established community. You can enjoy the peace and quiet of your new home without the lingering noise and dust of ongoing construction. This is a unique opportunity to secure a prime Whitecourt real estate location that combines modern convenience with the best of Alberta's natural landscape.