



GRASSROOTS

REALTY GROUP

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**Lot 6, 131074 Township Road 590
Rural Woodlands County, Alberta**

MLS # A2309109



\$154,900

Division: NONE

Lot Size: 7.61 Acres

Lot Feat: -

By Town: Whitecourt

LLD: 2-59-13-W5

Zoning: CR

Water: None

Sewer: Mound Septic

Utilities: -

Welcome to Grizzly Ridge Estates, where you will find your little piece of heaven in the Country. (approx. 11 minutes from Whitecourt down highway 32 to the Groat Creek Loop. This 7.6-acre lot includes, a mobile home pad with pilings for a 16 wide or a 20 wide manufactured home. Gravel driveway, septic system (mound), natural gas and power is prepaid to the riser at the mobile home site. Ready to add a new home or take your existing manufactured home. (Certainly, better than paying Park Rent). Crown Land close by! This beautiful sub-division allows for easy access to outdoor activities and recreation opportunities. Enjoy hiking, sledding, quadding, and exploring the vast wilderness right at your doorstep. Conveniently located on a school bus route. 7.6 acres at the end of the treed acreage subdivision road on the quiet wilderness edge just 11 minutes from town. No more sharing tight street parking, and noisy neighbors. Park your RV, boat at your own acreage year-round. Possibly a shop, a garden/greenhouse, berry bushes, firepit a few hives of bees, a dozen chickens, etc. Any possibilities are yours when you “OWN“ AN ACREAGE. Enjoy the wild life that pass through. With all of the powerlines buried in the subdivision and into your home, every detail was taken to make every acreage special. This is one of the developers“ premier choice acreages that has been set up ready to make this your forever home. The power, gas and septic system are all connected to the developed pad. Telescoping steel pilings for the home and large deck are in. A well graveled mature driveway, parking and site for a new shop. The lawn is already in. Grizzly Ridge Estates near Groat Creek wilderness recreation area. Come have a look - You will be glad you did.