



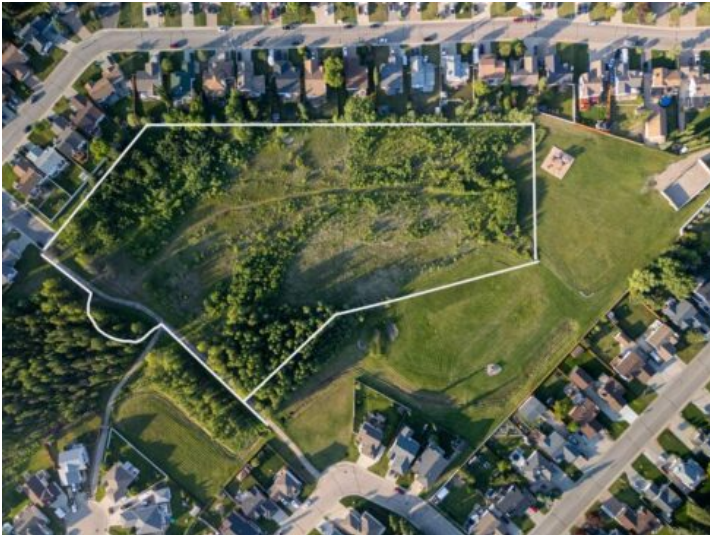
GRASSROOTS

REALTY GROUP

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

MLS # A2321704



\$889,000

Division: NONE

Lot Size: 7.04 Acres

Lot Feat: -

By Town: -

LLD: 24-59-12-W5

Zoning: R-1B

Water: -

Sewer: -

Utilities: -

7.04 acres of prime, cleared and leveled residential development land with services to the lot line—now with vendor financing available, offering a rare and flexible opportunity for developers and investors. Located in one of Whitecourt’s most sought-after residential areas, “Homes on the Hill” 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—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 40–50 lot subdivision, subject to approvals. The flexibility of this site makes it suitable for a range of residential development concepts.