



GRASSROOTS

REALTY GROUP

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**PTNW-36-59-12-W5TH Mink Creek
Whitecourt, Alberta**

MLS # A2321712



\$1,098,000

Division: NONE

Lot Size: 10.20 Acres

Lot Feat: -

By Town: -

LLD: 36-59-12-W5

Zoning: R-1B

Water: -

Sewer: -

Utilities: -

Prime Residential Development Opportunity with Vendor Financing Available Vendor financing is available, making this an exceptional opportunity for developers looking for flexible acquisition options in a growing market. Prime residential development land located near schools, walking trails, the Whitecourt Golf & Country Club, Graham Acres Field, and other town amenities. Currently zoned Single Family, with the Town indicating they would consider a mix of single-family and multi-family, offering excellent flexibility for future development. This desirable parcel is completely cleared, level, and well compacted, requiring no costly additional fill. All underground services are to the lot line, reducing upfront servicing costs and accelerating your development timeline. Whitecourt is experiencing extremely low rental vacancy rates and a limited supply of build-ready lots, creating a strong opportunity for new housing inventory. With steady demand driven by industry, local employment, and a growing community, this property represents a rare chance to develop in a market where new housing is needed. An ideal opportunity for developers looking to build affordable housing, rental projects, or mixed-use concepts in a thriving and undersupplied market.