



**GRASSROOTS**

REALTY GROUP

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**Lot 32 Flats Road Road  
Whitecourt, Alberta**

**MLS # A1259389**



**\$449,000**

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**Division:** NONE

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**Lot Size:** 155.14 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** 32-59-11-W5

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**Zoning:** Future Urban Development

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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The last Quarter of land within town limits on Flats Road. Just 2 1/2 miles from 47 th st. Property has Good Gravel, up to 25 ft. Merch Timber in spruce and Tamarack. Potential for industrial/ residential subdivision. Power and Gas are run by, but water should be considered to supply by the town or drill a well. About 1200.00 revenue from the town for use of road There's a 2015 appraisal for \$930,000.00