

# \$449,000 - Lot 32 Flats Road Road, Whitecourt

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MLS® #A1259389

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Land on 155.14 Acres

NONE, Whitecourt, Alberta

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 and about 1,800.00 revenue from abandoned wellsite lease. There's a 2015 appraisal for \$930,000.00



## Essential Information

MLS® #	A1259389
Price	\$449,000
Bathrooms	0.00
Acres	155.14
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	Lot 32 Flats Road Road
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0E5

## Additional Information

Date Listed	September 28th, 2022
Days on Market	861
Zoning	Future Urban Development

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITE)
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