

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

MLS # A1259389



\$449,000

Division:	NONE
Lot Size:	155.14 Acres
Lot Feat:	-
By Town:	-
LLD:	32-59-11-W5
Zoning:	Future Urban Development
Water:	-
Sewer:	-
Utilities:	-

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