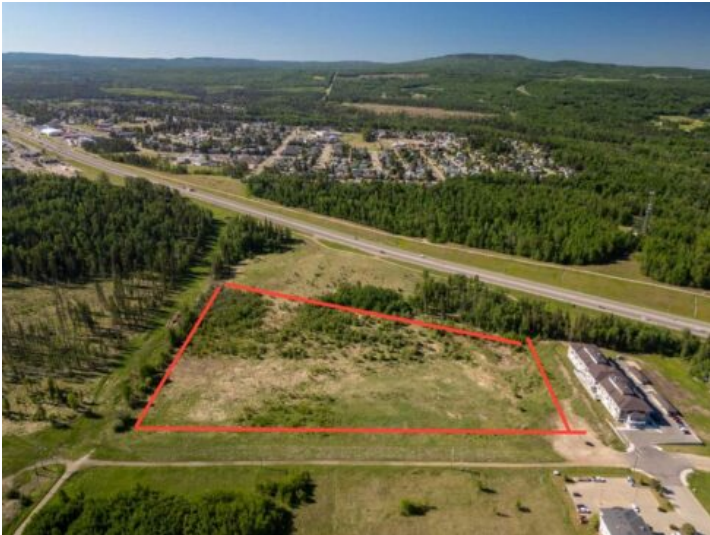


47 47 Avenue
Whitecourt, Alberta

MLS # A2197563



\$888,000

Division:	NONE
Lot Size:	14.50 Acres
Lot Feat:	-
By Town:	-
LLD:	26-59-12-W5
Zoning:	R-4 High Density Resident
Water:	-
Sewer:	-
Utilities:	-

Seize this rare opportunity to develop in Whitecourt's R-4 High-Density Residential District! This 14.5 acre parcel is ideally located just off Highway 43, offering excellent accessibility and high visibility. Within walking distance to grocery stores, shopping centers, and essential amenities, this location is perfect for a high-density residential development that seamlessly integrates with the surrounding community. Zoned R-4, this property allows for a variety of residential and mixed-use developments, including: Apartments & Multi-Unit Housing Assisted Living Facilities Boarding or Lodging Houses Daycare & Family Care Facilities Home-Based Businesses With a maximum building height of 18m (5 storeys) and a density of up to 120 units/ha, this site offers incredible potential for developers looking to create high-quality housing with modern amenities. Additional incentives are available for projects incorporating green roofs, affordable housing, sustainable design, and underground parking. This development would complement the already thriving businesses in the area, including The Christenson Development Manor, IGA Grocery store Canadian Tire, and more, making it an excellent investment for builders and developers looking to contribute to Whitecourt's expanding residential landscape.