# \$1,773,000 - 47 47 Avenue, Whitecourt

MLS® #A2197563

\$1,773,000

0 Bedroom, 0.00 Bathroom, Land on 14.50 Acres

NONE, Whitecourt, Alberta

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.

#### **Essential Information**

MLS® # A2197563

Price \$1,773,000

Bathrooms 0.00
Acres 14.50
Type Land

Sub-Type Residential Land

Status Active

## **Community Information**

Address 47 47 Avenue

Subdivision NONE

City Whitecourt

County Woodlands County

Province Alberta
Postal Code T7S 1P8

#### **Additional Information**

Date Listed February 26th, 2025

Days on Market 236

Zoning R-4 High Density Resident

### **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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