

**Lot 16 Estates of East Mountain
Rural Woodlands County, Alberta****MLS # A2270920****\$149,900****Division:** NONE**Lot Size:** 6.52 Acres**Lot Feat:** Creek/River/Stream/Pond, Cul-De-Sac**By Town:** Whitecourt**LLD:** 5-59-11-W5**Zoning:** Country Residential**Water:** None**Sewer:** -**Utilities:** Electricity at Lot Line, Natural Gas at Lot Line

Experience unparalleled privacy on this expansive 6.52-acre parcel located just minutes from Whitecourt. Tucked away in the exclusive Estates of East Mountain subdivision, this property is bordered by a peaceful creek and Municipal Reserve on two sides—offering a natural buffer and added seclusion. Situated on a quiet dead-end road and surrounded by mature trees, this location provides exceptional tranquility and the perfect setting to build your dream home. With its blend of privacy, nature, and convenience, this is a rare opportunity to secure a highly desirable acreage site in a beautiful, private setting.