

**Lot 7 Flats Road  
Rural Woodlands County, Alberta****MLS # A2275952****\$149,000****Division:** NONE**Lot Size:** 8.62 Acres**Lot Feat:** -**By Town:** Whitecourt**LLD:** 6-60-11-W5**Zoning:** Country Residential**Water:** None**Sewer:** -**Utilities:** -

Discover the perfect blend of country living and town convenience with this 8.62-acre country residential lot, ideally located just 2 km from town. Enjoy the rare benefit of paved road access the entire way, making daily commuting easy in all seasons. This spacious parcel offers endless possibilities—build your dream home, or simply enjoy wide-open space with room to grow. With ample acreage, privacy, and close proximity to schools, shopping, and amenities, this property delivers the best of both worlds: peaceful rural living without sacrificing convenience. Opportunities like this don't come often—large acreage, close to town, and fully paved access. A fantastic setting for your future home.