

# \$973,800 - 4720 49 Street, Whitecourt

MLS® #A2185314

**\$973,800**

0 Bedroom, 0.00 Bathroom,  
Land on 2.24 Acres

NONE, Whitecourt, Alberta

Prime Downtown Development Opportunity  
â€“ 2.24 Acres

Nestled in the heart of Whitecourtâ€™s thriving downtown, this 2.24-acre parcel offers a premium location and unparalleled potential for commercial development. Zoned C-1 Core Commercial â€“ Downtown, this property is ideal for a wide variety of retail, office, and service-oriented businesses, all within Whitecourtâ€™s primary business district.

Strategically located between the Holiday Inn Express, Microtel Inn & Suites, and the Christensen Developments Senior Complex, this parcel benefits from high visibility and foot traffic. Its proximity to these established businesses and residential developments enhances its appeal for commercial ventures and mixed-use projects.

The C-1 zoning supports numerous permitted uses, including eating and drinking establishments, retail stores, professional offices, personal service establishments, hotels/motels, and indoor recreational facilities. Discretionary uses further expand possibilities with options such as mixed-use developments, apartment-style dwellings above ground-level commercial spaces, daycares, places of worship, and more.



## Essential Information

MLS® #	A2185314
Price	\$973,800
Bathrooms	0.00
Acres	2.24
Type	Land
Sub-Type	Commercial Land
Status	Active

### Community Information

Address	4720 49 Street
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 0E8

### Additional Information

Date Listed	January 3rd, 2025
Days on Market	192
Zoning	C-1 Core Commercial Downt

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.