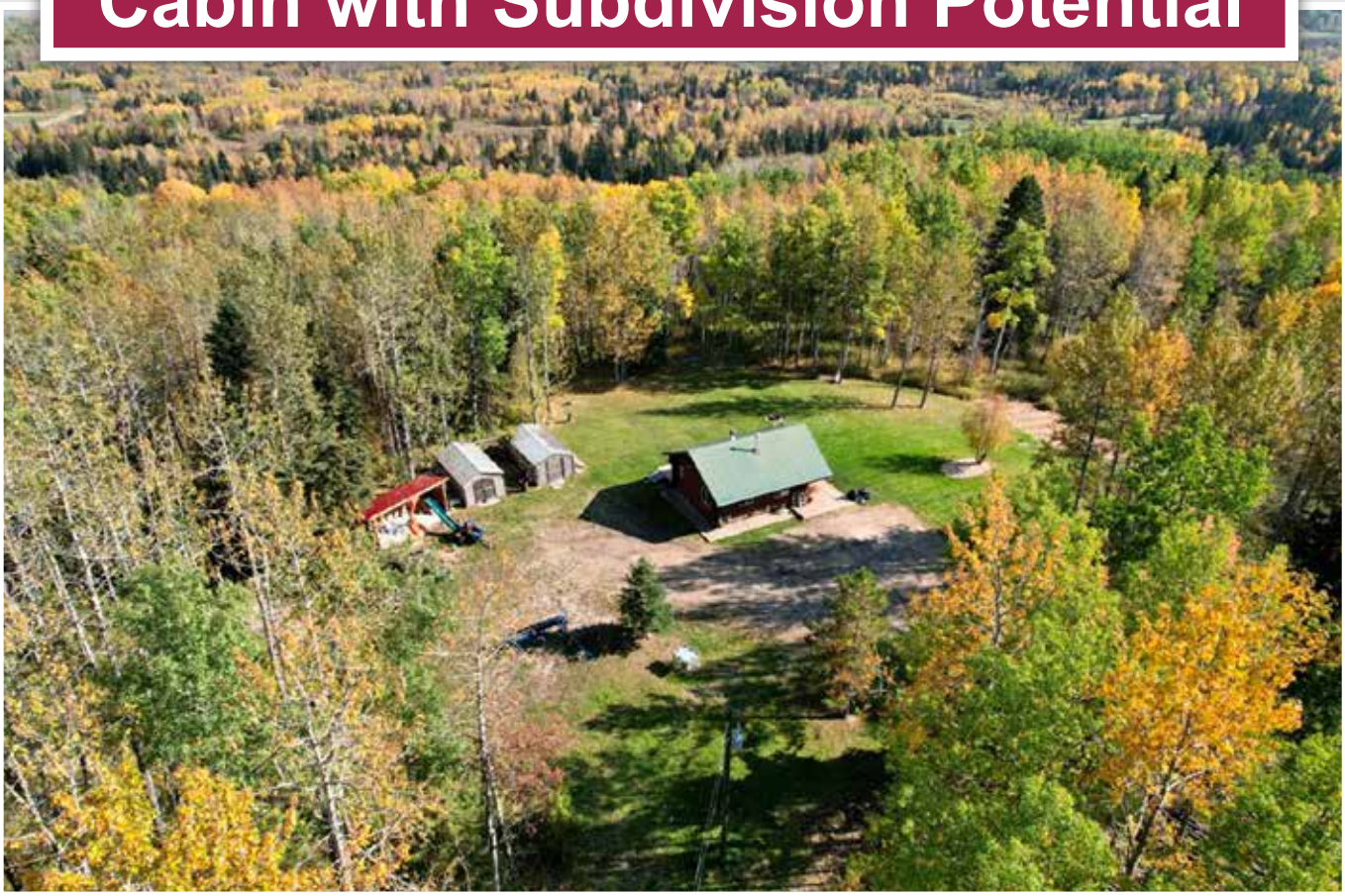
LANDQUEST
REALTY CORP.

Perfect Modern Alberta Log Cabin with Subdivision Potential



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LANDQUEST®
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Marketing British Columbia to the World®

"The Source" for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

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PROPERTY DETAILS

Listing Number:	23170
Price:	$675,000
Taxes (2023):	$1,964.62
Size:	158.01 acres

DESCRIPTION

Well built very classy 26-year-old 480 square foot log cabin. This 158-acre setting is very private and serene. A beautifully hand crafted 1 bedroom, 1 bath, log home that is complete with a wood stove or forced air heat. Services include a drilled well, natural gas and power. With new updates this year to flooring, the kitchen, bathroom, and exterior decks. Exterior buildings include a wood shed and enclosed garden shed. A wide gravel driveway provides access to the cabin. The area abounds with native wildlife and the uninhabited Public Lands of approximately 77,000 acres are adjacent.

LOCATION

Just 11 kilometres south of thriving Whitecourt Alberta in Woodlands County. The provincial capital of Edmonton can be reached in under two hours.

DIRECTIONS

From the business section of Whitecourt on Highway 43 head southeast for 2 km and turn right and the immediately left on Range Road 115B after several hundred metres turn due south on Range Road 115 and follow it for 4.5 km after the large curve turn left on Range Road 120 and at approx. 4.8 km the driveway is to the left by a Royal LePage sign. You have arrived at 583013 Range Road 120.

AREA DATA

Whitecourt is a town of in Northern Alberta with a population of 10,000 and surrounded by Woodlands County. It is approximately 177 km (110 mi) northwest of Edmonton and 279 km (173 mi) southeast of Grande Prairie at the junction of Highway 43 and Highway 32. It has an elevation of 690 m (2,260 ft).

Whitecourt is also located at the confluence of four waterways: the Athabasca River, McLeod River, Sakwatamau River and Beaver Creek. A Canadian National rail line runs through the town.

The town has branded itself as the Snowmobile Capital of Alberta and its motto is “Let’s Go.” The Whitecourt meteor impact crater is found on nearby Whitecourt Mountain.

HISTORY

The community was formed in the place known by the Cree as Sagitawah (the place where the rivers meet). While the first Hudson’s Bay Company trading post was established in 1897, the first permanent resident on the present day town site was John Goodwin, who settled there in 1905. In 1910, with the expansion of the Grand Trunk Pacific Railway, immigrants were encouraged by Premier Arthur Lewis Sifton to settle in the vast scarcely inhabited area between Edmonton and the Peace River Country. The name “Whitecourt” was chosen

in 1910 by Walter White, the postmaster of the young community. White was the son-in-law of former Kansas governor John W. Leedy who also settled in the community.

MAP REFERENCE

54° 1’25.14”N and 115°37’40.70”W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Power, natural gas, drilled well, wood burning stove, cell service & Starlink Internet are available.

ZONING

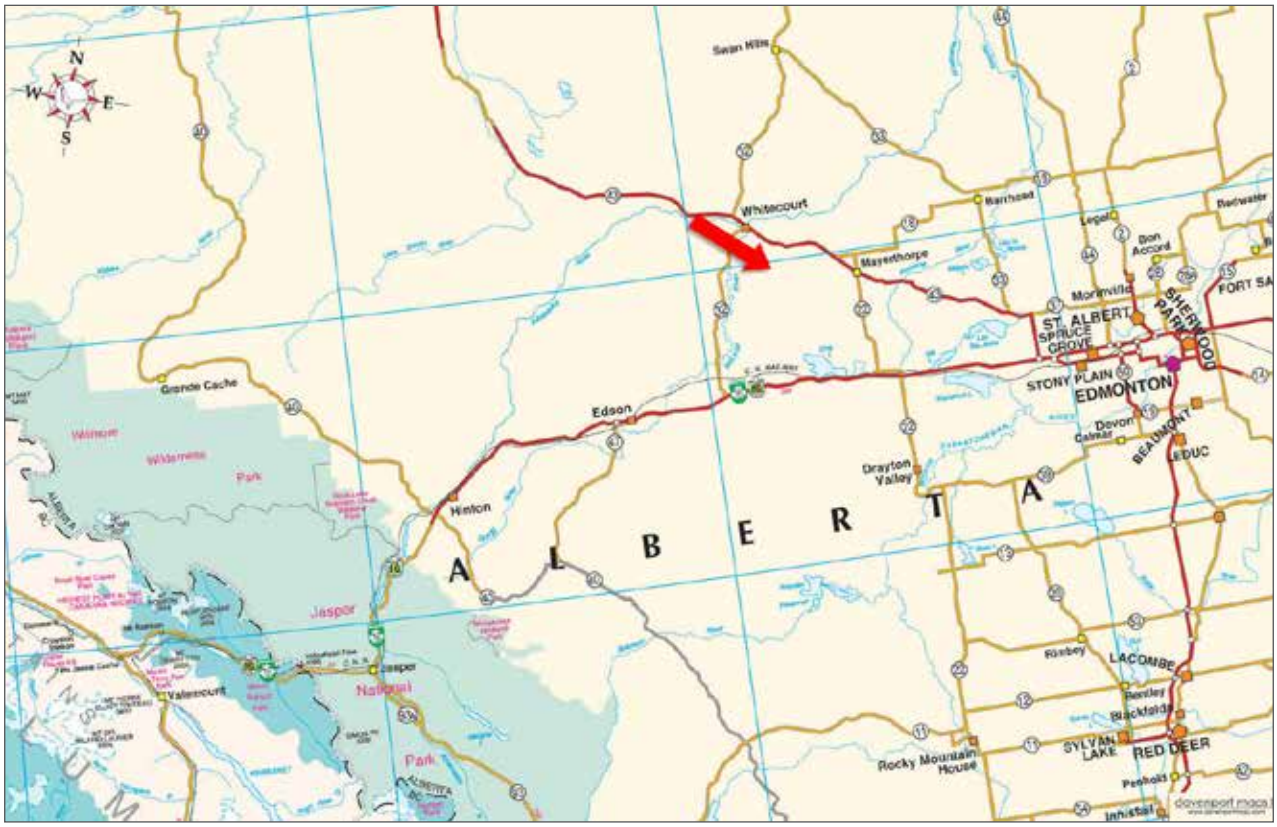
A2 - Agricultural Two District

LEGAL

SW-19-58-11-5

BEATLES

ALASKA
CANADA
ALBERTA
BRITISH COLUMBIA
Edmonton
Calgary
Vancouver
Victoria
Kamloops
Vernon
Lethbridge
Pacific Ocean
WASHINGTON
IDAHO
MONTANA


N
W
E
S
Swan Hills
Whitecourt
Barrhead
Mayerthorpe
Morinville
ST. ALBERT
SPRUCE GROVE
STONY PLAIN
EDMONTON
Devon
Calmar
BEAUMONT
LEDUC
Grande Cache
Edson
Drayton Valley
Hinton
Jasper
National
Park
Valemount
ALBERTA
Rocky Mountain House
Rimbey
LACOMBE
Bentley
Blackfalds
SYLVAN LAKE
RED DEER
Penhold
Innisfail

Fox Creek
Whitecourt
Blue Ridge
Lone Pine
Tiger Lily
Green Court
Mayerthorpe
Rochfort Bridge
Sangud
Edson
Marlboro
Peers
Carrot Creek
Niton Junction
Nojack
MacKay
Wildwood
Evansburg
Gainford
Entwistle
Seba Beach
Hinton
YELLOWHEAD HIGHWAY
Athabasca
Smoke Lake Rec. Area
Carson-Pegasus Prov. Pk.
Eagle River R.A.
Paddle River Dam R.A.
Sundance Prov. Park
Little Sundance Ck. Rec. Area
Hornbeck R.A.
Little Sundance R.A.
Obed Lake P.P.
Eccles Pond R.A.
Fickle Lake Rec. Area
Weald Rec. Area
Minnow Lake Rec. Area
Nojack Rec. Area
Pembina River Prov. Park
Thunder L. Prov. Pk.
Goose L.
Shiningbank L.
Peppers L.
Fickle L.
Smoke L.
Marsh Head Ck.
Windfall Ck.
Oldman Ck.
McLeod L.
Carson Ck.
Christmas Ck.
Paddle
Bigoray R.
Pembina
Wolf
Edson R.
Sundance Ck.
Obed
Little Sundance
Hornbeck Creek Rec. Area
Wildhay
Oldman
Smoky
Little
Tony Ck.
Two Ck.
Sakwatamau
Carson
Goose L.
Fort Sandhill
Fort Assiniboine
Lone Pine
Corbett Creek
Mosom Willow
Tiger Lily
Mystery Lake
Blue Ridge
Connor Creek
Lombell
Hotchkiss
Glenister
Heldar
Roydale
Mayerthorpe
Rochfort Bridge
Cosmo
Pembridge
Shining Bank
Highway
Ronan
Eadslow
Hoddock
Google Earth

Google Earth

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Notes

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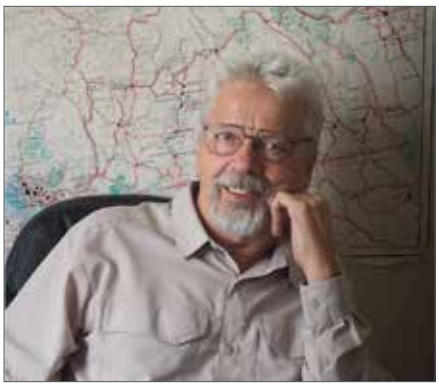

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