

# **\$3,700,000 - Ne 29-44-6-w4, Rural Wainwright No. 61, M.D. of**

---

MLS® #A2175921

**\$3,700,000**

0 Bedroom, 0.00 Bathroom,  
Land on 160.00 Acres

NONE, Rural Wainwright No. 61, M.D. of,  
Alberta

**TREMENDOUS OPPORTUNITY!** Location of this annexed 160 acres of prime land makes this property an exceptional chance to invest or develop in the progressive community of Wainwright AB. The location of this property is what gives it enormous potential & makes it unique. The north side is bordered by 1st Avenue, allowing for access to Town services without being concerned about gaining access to services by digging under the highway. 1st Avenue leads into the heart of Wainwright's business area. Directly across 1st Avenue is the last residential development purchased by the Town of Wainwright. Part of this new development is allotted for a new school and potentially a new hospital site. The east frontage is Highway 41, lending excellent potential for commercial development. There is much to discuss about the possibilities of this land with such enormous potential.



## **Essential Information**

MLS® #	A2175921
Price	\$3,700,000
Bathrooms	0.00
Acres	160.00
Type	Land

Sub-Type	Residential Land
Status	Active

### Community Information

Address	Ne 29-44-6-w4
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1T2

### Additional Information

Date Listed	October 26th, 2024
Days on Market	192
Zoning	UR

### Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
----------------	--------------------------------

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.