

# \$3,500,000 - Ne 29-44-6-w4, Rural Wainwright No. 61, M.D. of

MLS® #A2175921

**\$3,500,000**

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	\$3,500,000
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 176  
Zoning UR

### Listing Details

Listing Office COLDWELLBANKER HOMETOWN REALTY

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