



**GRASSROOTS**  
REALTY GROUP

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**NE 29-44-6-W4**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2175921**



**\$3,700,000**

**Division:** NONE

**Lot Size:** 160.00 Acres

**Lot Feat:** -

**By Town:** Wainwright

**LLD:** 29-44-6-W4

**Zoning:** UR

**Water:** -

**Sewer:** -

**Utilities:** -

**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.