



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

SW 16-45-07-W4
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2178967



\$110,000

Division: NONE

Lot Size: 11.71 Acres

Lot Feat: -

By Town: Wainwright

LLD: 16-45-7-W4

Zoning: CR

Water: -

Sewer: -

Utilities: -

Escape to the perfect canvas for your dream home on this stunning 11.71-acre parcel just 5 minutes from Wainwright. Nestled in a beautiful river valley, this fully fenced property boasts breathtaking views and ultimate privacy with two secure metal gates for convenient access. The land is well-equipped with a water well and wind shelter, making it ideal for animal enthusiasts, plus there's a charming chicken coop already in place. A natural draw runs through the center of the property, ensuring excellent drainage and offering the potential for a walk-out basement. Don't miss this rare opportunity to create your own private oasis with ample space and picturesque surroundings!