



**GRASSROOTS**  
REALTY GROUP

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**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!