

# \$110,000 - Sw 16-45-07-w4, Rural Wainwright No. 61, M.D. of

MLS® #A2178967

**\$110,000**

0 Bedroom, 0.00 Bathroom,  
Land on 11.71 Acres

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

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!



## Essential Information

MLS® #	A2178967
Price	\$110,000
Bathrooms	0.00
Acres	11.71
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address Sw 16-45-07-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	November 13th, 2024
Days on Market	159
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY LTD.
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