

# \$175,000 - Pt Of Sw 35-45-7-w4, Rural Wainwright No. 61, M.D. of

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MLS® #A2217863

**\$175,000**

0 Bedroom, 0.00 Bathroom,  
Land on 11.44 Acres

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

Indulge in an elevated lifestyle and surround yourself with the awe-inspiring splendor of the Battle River Valley through this extraordinary 11.44-acre bareland, conveniently located just a short drive away from Wainwright. Experience panoramic vistas that stretch as far as the eye can see, while unlocking limitless possibilities for development. Discover a harmonious blend of serenity and convenience, as this property beckons you to forge your own sanctuary within the embrace of nature. Seize this remarkable chance to transform your aspirations into tangible reality, amidst the captivating allure of one of nature's most enchanting landscapes.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2217863         |
| Price     | \$175,000        |
| Bathrooms | 0.00             |
| Acres     | 11.44            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | Pt Of Sw 35-45-7-w4 |
| Subdivision | NONE                |

|             |                                  |
|-------------|----------------------------------|
| City        | Rural Wainwright No. 61, M.D. of |
| County      | Wainwright No. 61, M.D. of       |
| Province    | Alberta                          |
| Postal Code | T9W 1T5                          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 172            |
| Zoning         | CR             |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | CENTURY 21 CONNECT REALTY |
|----------------|---------------------------|

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