

# \$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 thereâ€™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. Donâ€™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	175
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY LTD.
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.