# \$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 347

Zoning CR

## **Listing Details**

Listing Office RE/MAX BAUGHAN REALTY

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