

# \$450,000 - Se 13-45-7-w4, Rural Wainwright No. 61, M.D. of

MLS® #A2218033

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 13.96 Acres

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

13.96 acre property north of Wainwright on paved TWP RD 452. The property has natural gas, 3 phase and single phase power, a water well with hydrants, septic holding tanks and septic discharge pipe. Extras include 5 street lights on south side of property along the roadway, 2 38'x60' coveralls with power, water and gas to them and a level, graveled yard. This property is fully fenced with 6' high chainlink and 3 wire topper. Access is provided by 2-40 ft gates on each corner of the south side. Owner is willing to lease property.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2218033         |
| Price     | \$450,000        |
| Bathrooms | 0.00             |
| Acres     | 13.96            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Se 13-45-7-w4                    |
| Subdivision | NONE                             |
| City        | Rural Wainwright No. 61, M.D. of |
| County      | Wainwright No. 61, M.D. of       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T9W 1T4 |

**Amenities**

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Available |
|-----------|-----------------------|

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 171           |
| Zoning         | Ag            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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