



GRASSROOTS
REALTY GROUP

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Pl. 2520145 Bl. 1 Lot 1 twp rd. 452
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2278266



\$495,000

Division: NONE

Lot Size: 13.96 Acres

Lot Feat: -

By Town: Wainwright

LLD: 13-45-7-W4

Zoning: Ag. District

Water: Well

Sewer: -

Utilities: -

13.96 acre parcel of land located on TWP RD 452 only minutes from Wainwright . Natural gas , 3 phase and single phase power, water well with hydrants, septic holding tanks and septic discharge pipe have been installed. This site has a well gravelled, level yard with 5 street lights on the south side, 2-38' X60' coveralls with power, water and gas to them and a perimeter fence (6 ft. high chainlink with a 3" topper and 2-40 ft. gates on the south corners). Owner is willing to lease this property.