



GRASSROOTS
REALTY GROUP

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440048 Highway 894
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2319043



\$170,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	0 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	10.55 Acres		
Lot Feat:	Brush, Many Trees		

Heating:	Forced Air	Water:	Public
Floors:	Other	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Frame	Zoning:	CU
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: property is being sold as seen.

10.55 ACRES OF OPPORTUNITY – VALUE IN THE LAND – SOLD "AS-IS, WHERE-IS" Attention builders, developers, and acreage enthusiasts! Here is your chance to own a private, heavily treed 10.55-acre parcel with immense potential to build your dream estate or rural getaway. PLEASE NOTE: This property is being sold strictly for its land value. * The Structure: The existing house on the property is in disrepair, has a compromised roof, and is considered a tear-down. No value has been assigned to the building. Property Condition: The acreage contains various old vehicles, equipment, and unattached goods scattered throughout the yard. The property will be sold exactly "As-Is, Where-Is, As Seen" on possession day. The buyer will assume full responsibility for the removal of the structure, vehicles, and debris remaining on the site. If you are looking for a blank slate project with over 10 acres of beautiful Alberta land to work with, bring your tools, your vision, and your contractor.