



GRASSROOTS
REALTY GROUP

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480075 RR 104
Rural Wainwright No. 61, M.D. of, Alberta

MLS # A2323029



\$259,900

Division: NONE

Lot Size: 48.52 Acres

Lot Feat: -

By Town: Irma

LLD: 4-48-10-W4

Zoning: A

Water: Well

Sewer: Open Discharge

Utilities: -

The possibilities are endless on this picturesque 48.52 acre property. Featuring an older home and a spacious 24' x 320' barn, with a large heated and insulated shop, concrete floor, high clearance ceiling and 18x14 roll up door, this acreage offers incredible potential for those looking to create their dream rural retreat. The home has been vacant for nearly 10 years and will require significant renovation or restoration; however, essential services are already in place, including natural gas, electricity, an older well, and septic system. The lush green pasture is ideal for horses, cattle, goats, chickens, or a variety of hobby farm ventures. Whether you're looking to build, renovate, farm, or simply enjoy the peace and privacy of country living, this property provides the perfect canvas. Surrounded by beautiful views and with no close neighbors, you'll appreciate the tranquility and endless opportunities this unique acreage has to offer.