

Courtesy Of Steven Krick Of RE/MAX Vision Realty

## \$469,000 - Ne 36-46-7-w5, Rural Wetaskiwin County

MLS® #E4424272

**\$469,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 151.22 Acres

None, Rural Wetaskiwin County, AB

This stunning and PRIVATE 151-acre property offers a blend of cleared land and treed areas. The land is teeming with avid wildlife, making it an ideal spot for nature/hunter enthusiasts. Also on the property you will find a spacious 30x40 shop and a cleared section where a massive tarp shed once was. Water and power services are already connected on the property. As a bonus a fully equipped campsite area is set up with its own water and power hookups, complete with a cozy cook shack. Additionally, the property generates \$4,395 annually in surface lease revenue, adding further value to this already exceptional piece of land.



### Essential Information

MLS® #	E4424272
Price	\$469,000
Bathrooms	0.00
Acres	151.22
Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Ne 36-46-7-w5
Area	Rural Wetaskiwin County

Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 0T0

### **Exterior**

Exterior Features Private Setting, Recreation Use, Subdividable Lot, Treed Lot

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	31
Zoning	Zone 90

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Listing information last updated on April 5th, 2025 at 1:32pm MDT