



## SW 16-45-07-W4 , Rural Wainwright No. 61, M.D. of, Alberta - \$110,000



Main Photo

### Property Description

Escape to the perfect canvas for your dream home on this stunning 11.71-acre parcel just 5 minutes from Wainwright. Nestled in a beautiful river valley, this fully fenced property boasts breathtaking views and ultimate privacy with two secure metal gates for convenient access. The land is well-equipped with a water well and wind shelter, making it ideal for animal enthusiasts, plus there's a charming chicken coop already in place. A natural draw runs through the center of the property, ensuring excellent drainage and offering the potential for a walk-out basement. Don't miss this rare opportunity to create your own private oasis with ample space and picturesque surroundings!



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