

## \$549,900 - On Range Road 35, Rural Wetaskiwin County

MLS® #E4452396

**\$549,900**

0 Bedroom, 0.00 Bathroom,  
Rural on 154.37 Acres

None, Rural Wetaskiwin County, AB

This 154-acre property presents a fantastic opportunity to expand your agricultural land, create a tranquil retreat, or construct your dream residence. About 100 acres are fenced and cross fenced with a 5-foot bison fence, while the eastern wooded section is bordered by barbed wire on the east, north, and south sides. The terrain features picturesque rolling hills, with a mix of open spaces and wooded areas, along with a pond suitable for livestock watering. Near the pond is a drilled well. The well does not currently have a pump installed. The forested regions offer natural shelter for animals. 5.63 acres on the northern edge have been subdivided from the quarter by the county for a waste transfer station. Receive approximately \$5,800 annually from three Journey Resources surface leases (amounts to be confirmed). The property is rented for pasture for the 2025 season until November 1. This property is conveniently located just minutes away from Winfield.



### Essential Information

MLS® #	E4452396
Price	\$549,900
Bathrooms	0.00
Acres	154.37
Type	Rural

Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	On Range Road 35
Area	Rural Wetaskiwin County
Subdivision	None
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2X0

### Exterior

Exterior Features	Fenced, Rolling Land, Stream/Pond, See Remarks
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### Additional Information

Date Listed	August 9th, 2025
Days on Market	7
Zoning	Zone 90

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Listing information last updated on August 16th, 2025 at 7:43am MDT