

# \$2,995,000 - 9839 115 Avenue, Rural Westlock County

MLS® #E4403399

**\$2,995,000**

4 Bedroom, 2.00 Bathroom, 1,146 sqft

Rural on 150.74 Acres

None, Rural Westlock County, AB

## ATTENTION DEVELOPERS/INVESTORS!!!!

Discover a rare and exceptional opportunity to own 150.74 acres of prime agricultural land located along hiway 18 within the town limits of Westlock, Alberta. This expansive property, steeped in history and untouched by new ownership since 1959, presents a unique chance to be part of Westlock's future. With the town's recent Municipal Development Plan emphasizing growth along Highway 18 on the east side, this land is ideally positioned for savvy developers and investors. The property features a mature yardsite on the west side, complete with various outbuildings that can assist to generate rental revenue until development begins. The cropland, currently managed by a long-time tenant who has been a dedicated steward of the land, offers continuity and income potential, with the option for the tenant to remain. Don't miss your chance to own a piece of history while capitalizing on the thriving future of Westlock.



Built in 1961

## Essential Information

MLS® #	E4403399
Price	\$2,995,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,146
Acres	150.74
Year Built	1961
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9839 115 Avenue
Area	Rural Westlock County
Subdivision	None
City	Rural Westlock County
County	ALBERTA
Province	AB
Postal Code	T7P 1P5

### **Amenities**

Features	Deck
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### **Interior**

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Subdividable Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 22nd, 2024
Days on Market	233
Zoning	Zone 70

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Listing information last updated on April 12th, 2025 at 2:47am MDT