

# \$1,395,000 - Sw 25 57 22 W4, Redwater

MLS® #E4423000

**\$1,395,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 154.41 Acres

Redwater, Redwater, AB

The Westland Village project, consisting of 155 acres of land, has Area Structure Plan and zoning approvals in place. The project is situated on the west side of the Town of Redwater, located only 30 minutes north-east of Edmonton, and is only 5 minutes north of the Alberta Industrial Heartland, Alberta’s largest petrochemical center consisting of companies such as Shell, Dow Chemical, as well as the Northwest Refinery project. Located on the west side of Redwater, this parcel of land has highway frontage on both Highway 28 and Highway 38, and is located directly adjacent to the existing elementary school, which offers superior development potential. This is an excellent investment property, as it is zoned and ready to be developed, or it can be a buy and hold, and continue to earn rental income from the land lease and sign rental income while waiting to sell it to a developer/owner user. The superior location makes this the land to own in Redwater!

## Essential Information

MLS® #	E4423000
Price	\$1,395,000
Bathrooms	0.00
Acres	154.41



Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	Sw 25 57 22 W4
Area	Redwater
Subdivision	Redwater
City	Redwater
County	ALBERTA
Province	AB
Postal Code	T0A 2W0

### Exterior

Exterior Features	See Remarks
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### Additional Information

Date Listed	February 26th, 2025
Days on Market	54
Zoning	Zone 60

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Listing information last updated on April 21st, 2025 at 1:32am MDT